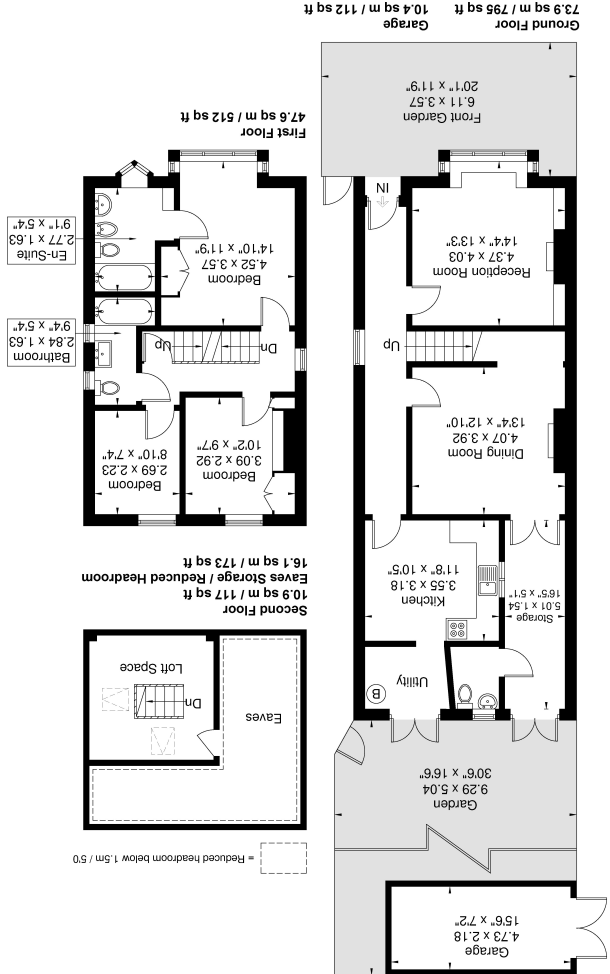


Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale. © www.perspective.co.uk



38 Sydney Road, London. W13 9EY.

£899,950

Located on a prominent corner plot on this quiet road, close to both West Ealing Elizabeth line and the Northfields Piccadilly Line. This DETACHED four-bedroom house in need of updating offers an exciting development opportunity with approved planning permission to undergo a conversion into two separate flats. The proposed plans encompass a loft conversion, a double-storey rear extension, and a ground floor extension, all of which could result in two stunning spacious abodes.

Other benefits include a side detached garage and being close to both Oaklands and Fielding Primary School, located in-between Northfields Avenue and Boston Road, this location is ideal for transport and local amenities.

Front Reception

14' 4" x 13' 3" (4.37m x 4.04m) Front aspect window, radiator

Dining Room

13' 4" x 12' 10" (4.06m x 3.91m) Rear aspect French doors , radiator, stairs to first floor

Kitchen

11' 8" x 10' 5" (3.56m x 3.17m) Side aspect window, range of basic untis, gas cooker point, plumbing and space for washing amchine.

Utility

Rear aspect door to garden, wall mounted boiler

Storage

Rear asept doors to garden access to downstiars WC

Bedroom 1

14' 10" x 11' 9" (4.52m x 3.58m) Front aspect bay window, radiator, door to

En Suite

Front aspect window, panel enclosed bath , low level WC, pedestal wash hand basin, bidet

Bedroom 2

10' 2" x 9' 7" (3.10m x 2.92m) Rear aspect window, fitted wardrobe , radiator

Bedroom 3

8' 10" x 7' 4" (2.69m x 2.24m) Rear aspect window, radiator

Bathroom

Two Side aspect windows, panel enclosed bath low level WC, pedestal wash hand basin

Loft Space

Two Velux windows, storage to eaves

Garden

Paved

Garage

Private, side direct access

