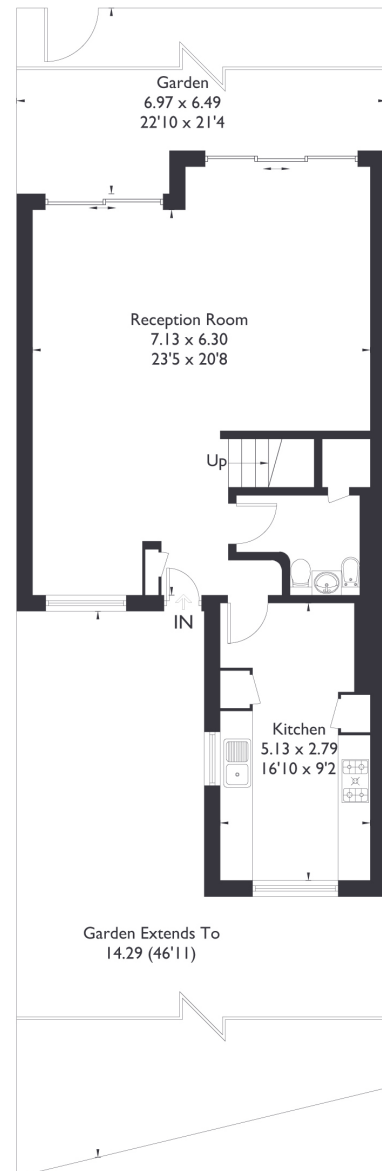
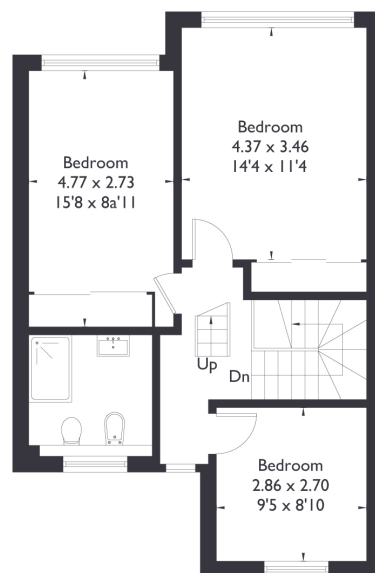


## Templewood, W13

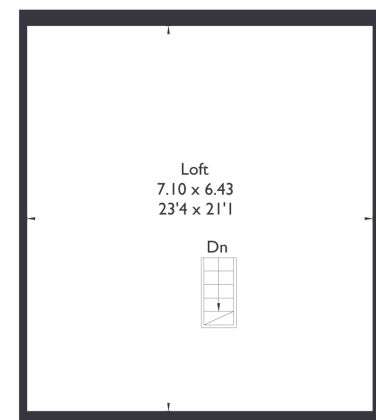
Approximate Floor Area = 162.8 sq m / 1752 sq ft



Ground Floor



First Floor



Second Floor



### 3 BEDROOM HOUSE

## Templewood, W13

£650,000

Welcome to this well-appointed three-bedroom, two-bathroom home in the heart of Ealing.

Upon entering, you are welcomed by a spacious open-plan living and dining area with direct access to a private garden—perfect for outdoor entertaining. Beyond the garden lies a beautifully maintained communal green space, offering a peaceful backdrop.

### FEATURES

- Three Bedrooms
- Two Bathrooms
- Large Reception Room
- Pitshanger Lane Amenities (5 min walk)
- North Ealing/St Gregory's Primary School
- West Ealing Station
- EPC Rating D



### 3 BEDROOM HOUSE

## Templewood, W13

To the front of the property, you'll find a separate kitchen that overlooks the street, just beyond the property's own private driveway with off-street parking.

A convenient downstairs bathroom adds to the functionality of the ground floor. Upstairs, the home offers three generously sized double bedrooms and a modern family bathroom.

There is also excellent potential to further expand into the loft, subject to planning permission. Ideally situated, the property is close to the open green spaces of Pitshanger Park and the friendly Pitshanger Lane community, with its array of local shops, cafés, and amenities. It also falls within the catchment for highly regarded schools including North Ealing and St Gregory's Primary. West Ealing Station (Elizabeth Line) is just a 20-minute walk away, with local bus stops less than a minute from your doorstep, ensuring superb connectivity.

EPC Rating D.

