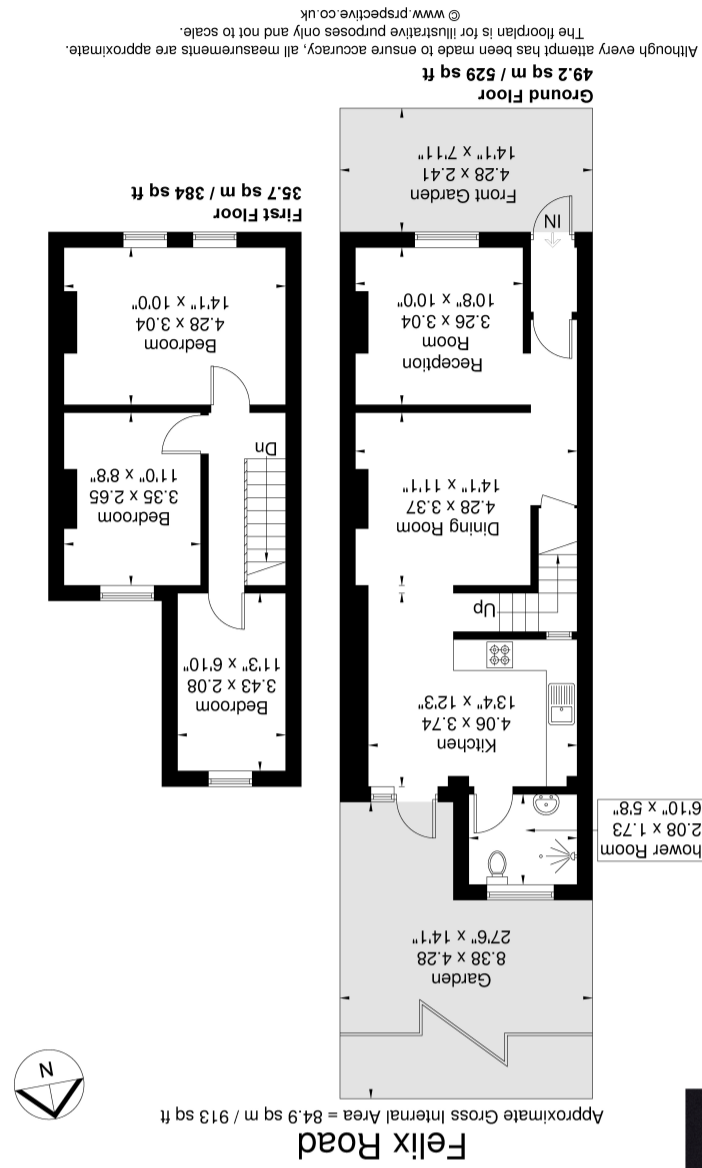


Energy Efficiency Rating	
Current	Potential
82	82

Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92+)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	

EU Directive 2002/91/EC
 England, Scotland & Wales



18 Felix Road, London. W13 0NT.

£670,000

This three bedroom terraced family home is offered to the market with no onward chain. Situated on a popular road close to the shops and amenities of West Ealing the home is also a short walk to Waitrose local bus services and West Ealing Elizabeth Line.

The house itself offers bags of potential with the ground floor comprises entrance hallway, reception room, dining room, kitchen, and family bathroom. The first floor offers 3 bedrooms and access to loft space which offers an opportunity to convert subject to planning consents.

Front Reception

10' 9" x 10' 1" (3.28m x 3.07m) Front aspect double glazed window, electric heater

Rear Reception

14' 0" x 11' 0" (4.27m x 3.35m) Stairs to first floor, laminate floor, electric heater

Kitchen

13' 4" x 11' 2" (4.06m x 3.40m) Rear aspect double glazed door to garden, range of eye and base level units with gas cooker point, plumbing and space for washing machine

Wet Room

Rear aspect double glazed window, shower, low level WC, wall mounted basin, tiled walls, heated towel rail

Bedroom 1

14' 1" x 10' 0" (4.29m x 3.05m) Two front aspect double glazed windows, electric heater, laminate floor

Bedroom 2

11' 0" x 8' 8" (3.35m x 2.64m) Rear aspect double glazed window, electric heater

Bedroom 3

11' 3" x 6' 10" (3.43m x 2.08m) Rear aspect double glazed window, electric heater

Garden

Mainly paved

