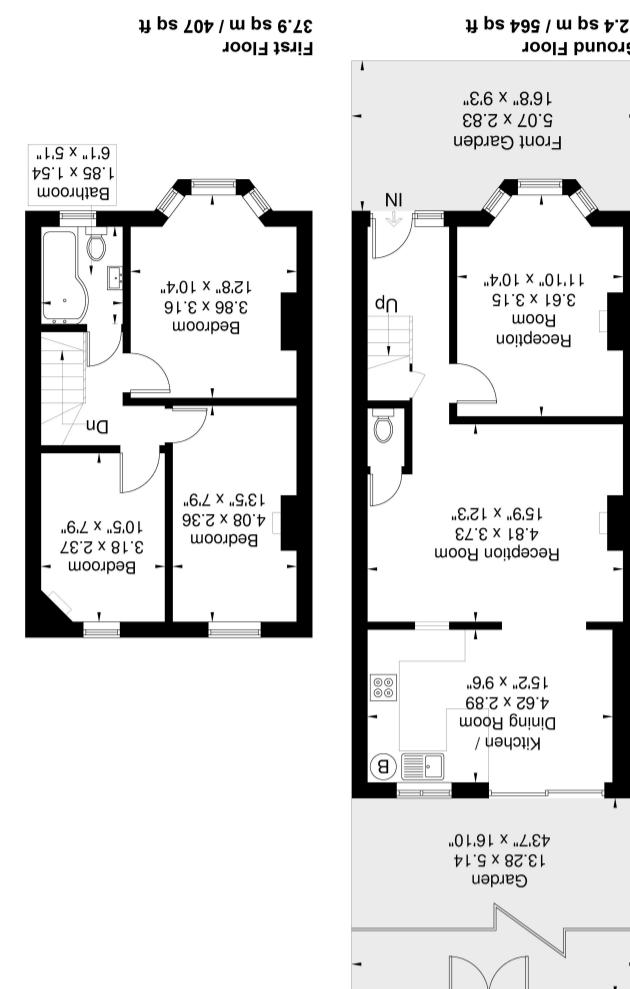


Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.  
[www.prspecifice.co.uk](http://www.prspecifice.co.uk)



Approximate Gross Internal Area = 90.3 sq m / 971 sq ft



95 Deans Road, London. W7 3QD.

£865,000  Castle

Set on one of the area's most popular residential roads, this beautifully presented period family home offers generous and well-balanced accommodation arranged over two floors, combining classic character with practical modern living. The ground floor comprises two separate reception rooms, both offering excellent space and flexibility for family living, entertaining or home working.

To the rear, a spacious kitchen/dining room enjoys direct access to the garden, creating a fantastic social space and a natural hub of the home. The kitchen provides ample storage and worktop space, while the dining area comfortably accommodates a family-sized table and benefits from an abundance of natural light.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom sits to the front of the house and features a charming bay window, while the remaining bedrooms overlook the rear and provide ideal space for children, guests or a home office. A family bathroom completes the first floor. Externally, the rear garden is a real highlight — generous in size and mainly laid to lawn, with a patio area perfect for outdoor dining and entertaining.

The front garden adds further kerb appeal and separation from the street. Deans Road is ideally positioned for access to a range of local amenities, green spaces and highly regarded schools. Excellent transport links are close by, including stations providing access to the Elizabeth Line, offering fast and convenient connections into Central London, the West End, Canary Wharf and Heathrow.

The property is ideally positioned on a popular residential road, offering excellent convenience for everyday living. West Ealing is close by, providing a wide range of shops, cafés and amenities, while the Elizabeth Line delivers fast and direct links into Central London, the City, Canary Wharf and Heathrow. Well-regarded local schools and green open spaces are within easy reach, making the area particularly appealing to families and commuters alike.

This makes the property particularly appealing for commuters and growing families alike. This is a superb opportunity to secure a characterful home in a prime residential location, offering space, charm and excellent connectivity.

#### Front Reception

11' 10" x 10' 4" (3.61m x 3.15m)

#### Rear Reception

15' 9" x 12' 3" (4.80m x 3.73m)

#### Kitchen /Dining Room

15' 2" x 9' 6" (4.62m x 2.90m)

#### Bedroom 1

12' 8" x 10' 4" (3.86m x 3.15m)

#### Bedroom 2

13' 5" x 7' 9" (4.09m x 2.36m)

#### Bedroom 3

10' 5" x 7' 9" (3.17m x 2.36m)

#### Bathroom

6' 1" x 5' 1" (1.85m x 1.55m)

