

**Seaford Road, W13**

Approximate Gross Internal Area = 116.4 sq m / 1254 sq ft  
Garden Store = 7.2 sq m / 78 sq ft  
Total = 123.6 sq m / 1332 sq ft



**4 BEDROOM HOUSE**

**Seaford Road, W13**  
**£850,000**

This bay fronted Edwardian four bedroom mid terrace home is arranged over three floors with scope to extend to the ground floor; making it an ideal home for a growing family.

Popular local schools and The West Ealing Elizabeth Line Station are all within close proximity.

**FEATURES**

- Four Bedrooms
- Edwardian House
- Potential to Extend (STPP)
- Two Bathrooms
- Close to West Ealing Crossrail Station
- Period Features
- Dressing Area

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

4 BEDROOM HOUSE

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£850,000

On entering the home, the living room is the first door on the left.

It has a large angled bay and period fireplace in the centre. The dining room has been opened up with the kitchen to create a social space that's perfect for entertaining. The kitchen has base and eye level white units which are contrasted with black countertops and orange splash backs. Outside the garden is mostly laid to an artificial lawn along with a decked area.

Inside and on the first floor, the generous landing leads to two good sized double bedrooms and a single bedroom currently arranged as a home office. The bedrooms are complimented by the family bathroom which has a classic white suite.

On the second floor you will find the principle bedroom which has been remodelled by the current owners and includes a generous dressing area and a contemporary shower suite.

The property can be further improved by its new owners with the addition of a ground floor kitchen extension, subject to the usual planning consents.

