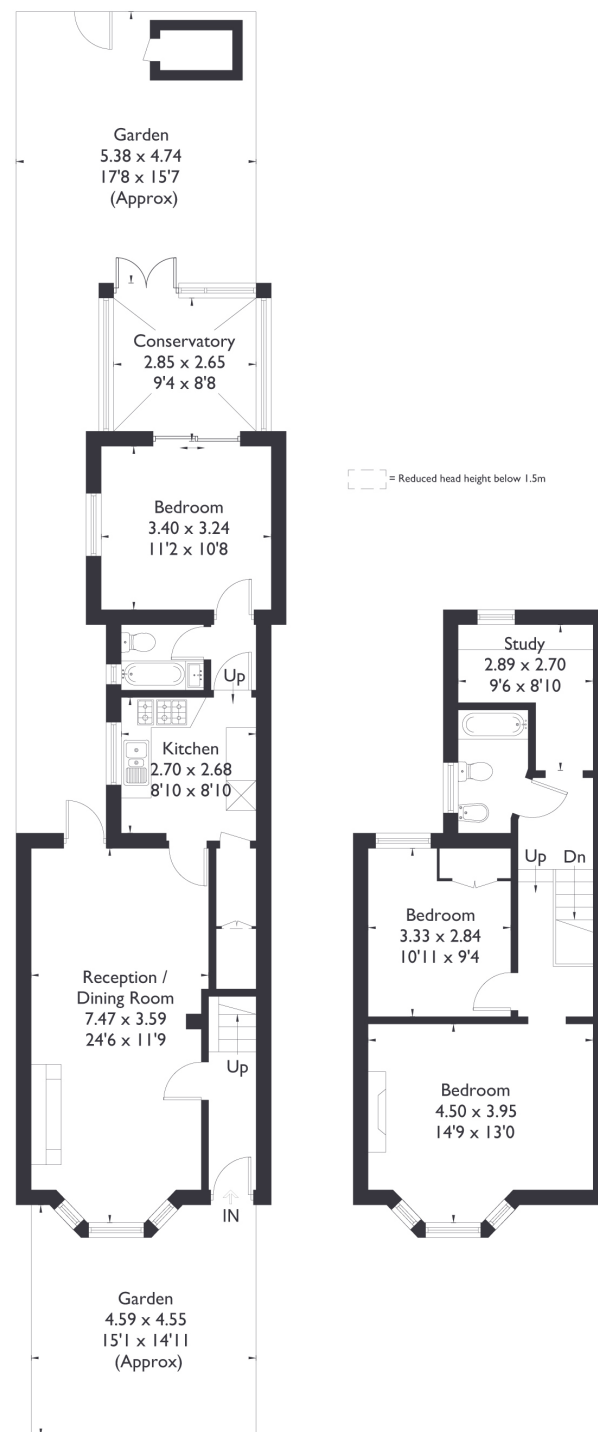


## Dudley Gardens, W13

Approximate Floor Area = 108.1 sq m / 1163 sq ft  
Outbuilding = 1.2 sq m / 13 sq ft  
Total = 109.3 sq m / 1176 sq ft



Ground Floor

First Floor



### 3 BEDROOM HOUSE

## Dudley Gardens, W13

O.I.E.O £800,000

Welcome to this three bedroom, two bathroom home nestled in the heart of Northfields.

This well-presented property offers a spacious reception room and a separate kitchen/downstairs bathroom. This property currently has a bedroom arranged downstairs with a conservatory next door, both leading out to a delightful private garden—ideal for relaxing or entertaining. Upstairs, you'll find two double bedrooms, a study, and a family bathroom. The home also benefits from an additional downstairs WC.

### FEATURES

- Three Bedrooms
- One Bathrooms/Dowstairs W/C
- Large Reception Room
- Separate Kitchen & Utility
- Northfields Station/West Ealing Station
- Fantastic Local Schools
- EPC Rating D





### 3 BEDROOM HOUSE

## Dudley Gardens, W13

There is fantastic potential to extend into the loft and to the side, subject to the necessary planning permissions, offering a wonderful opportunity to further enhance and personalise the space.

Perfectly positioned just a five-minute walk from Northfields' vibrant array of local shops, cafés, and boutiques, the property is also conveniently located within a ten-minute walk to both West Ealing Station (Elizabeth Line) and Northfields Station (Piccadilly Line), ensuring excellent transport links.

It falls within the catchment area for highly regarded local primary and secondary schools, making it an ideal choice for families.

EPC Rating D.

