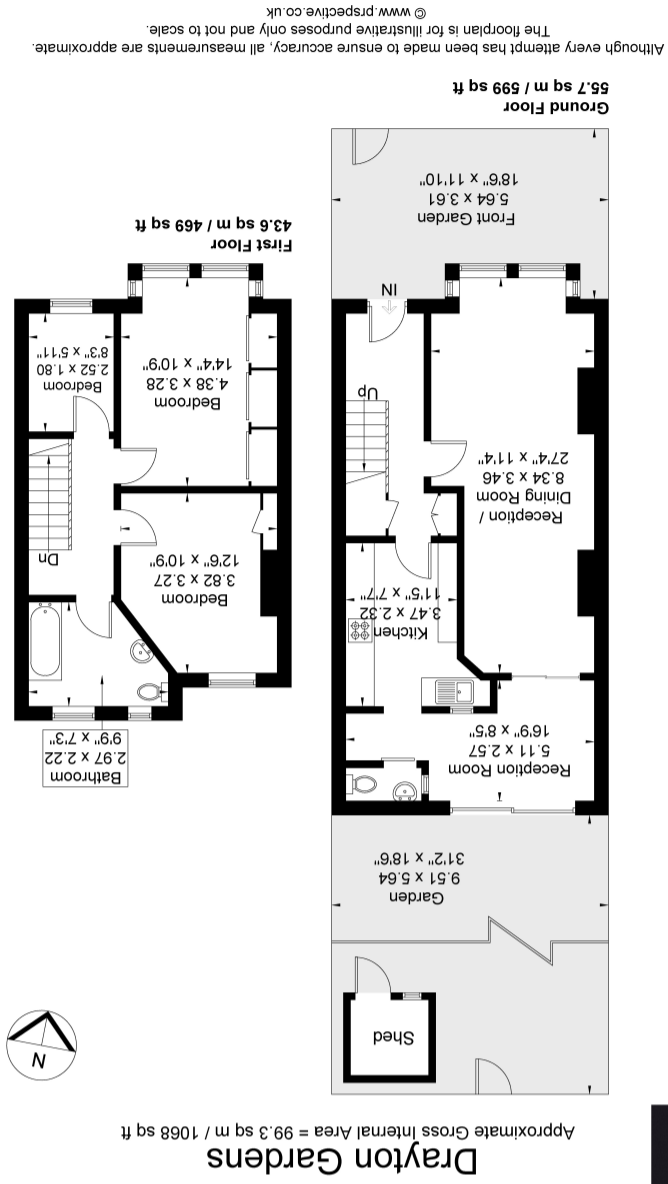


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	61
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

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



5 Drayton Gardens, West Ealing, London. W13 0LG.

£870,000

This three bedroom family home is in need of modernisation after years of being rented out. The property holds a wealth of period features and offers the next owner potential to extend the home further (STPP) to the rear and loft.

The home currently consists of a large through lounge, fitted kitchen, extended dining room with access onto the garden and downstairs cloakroom. Upstairs there are three good bedrooms and a nice sized family bathroom.

Drayton Gardens is situated in a highly convenient position, moments from West Ealing Elizabeth line station and a large Waitrose. Parks, gyms, shops, restaurants and bars this location has it all. Direct buses connect you to Ealing Broadway for both Central and District Line tube access. Neighbouring 'The Avenue' and the popular area of St Stephens it really is a destination of choice.

#### Through Lounge

27' 4" x 11' 4" (8.33m x 3.45m) Front aspect double glazed bay window, tow radiators, patio doors to dining room

#### Dining Room

16' 9" x 8' 5" (5.11m x 2.57m) Rear aspect double glazed patio doors to garden, radiator

#### Downstairs Cloakroom

#### Kitchen

11' 5" x 7' 7" (3.48m x 2.31m) Range of eye and base level units with single drainer stainless steel sink, gas hob with oven under and extractor hood over, built in fridge / freezer, plumbing and space for dishwasher

#### Bedroom 1

14' 4" x 10' 9" (4.37m x 3.28m) Front aspect double glazed bay window, fitted wardrobe, radiator

#### Bathroom

Three rear aspect double glazed windows, panel enclosed bath with shower, low level WC, pedestal wash hand basin, radiator

#### Bedroom 2

12' 6" x 10' 9" (3.81m x 3.28m) Rear aspect double glazed window, fitted wardrobe, radiator

#### Bedroom 3

8' 3" x 5' 11" (2.51m x 1.80m) Front aspect double glazed window, radiator

#### Garden

Mainly laid to lawn with two sheds.

