



**Freehold / House - Semi-Detached**

**Coldershaw Road**

**£965,000**

A substantial four double bedroom period home, arranged over three floors and located in West Ealing.

- Four double bedrooms
- Off street parking (2 cars)
- Great transport links (Crossrail + Piccadilly Line )
- Excellent local schools
- Generous room sizes
- West-facing garden



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# Coldershaw Road, W13 9DX

## £965,000

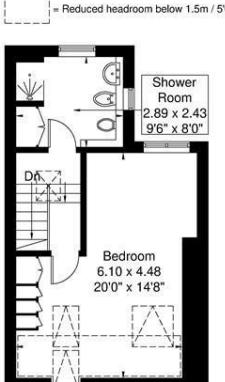
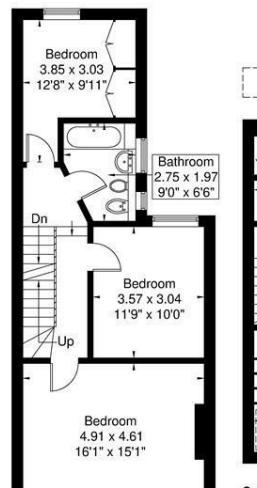
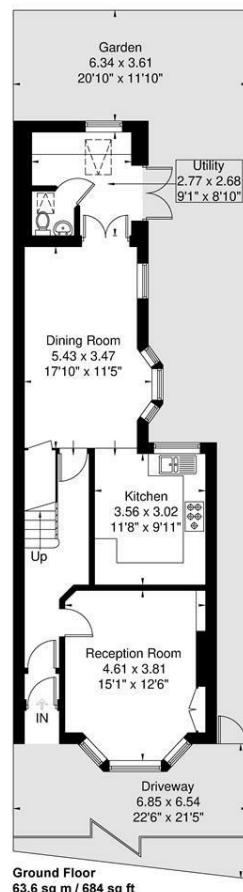
With high ceilings and off street parking for two cars, this four bedroom house is offered to the market in excellent condition throughout.

The ground floor features a wide entrance hall, a generous front reception room with a beautiful fireplace. The rear of the property has been extended creating an open-plan kitchen/diner and living area. There is also a very useful utility room and downstairs cloakroom. Doors from the utility room lead to a pretty and secluded West-facing garden, also the garden benefits from side access.

Up onto the first floor there are three excellent size double bedrooms and smart family bathroom. The loft space has been converted, creating a fabulous principal bedroom and a large shower room.

Coldershaw Road is a short walk to the neighbourhood shops and cafes on Northfield Avenue and West Ealing Broadway. Rail links for West Ealing (Crossrail) and Northfields (Piccadilly), both easily reached. The nearby school is Elthorne Park High School, very popular with local families.





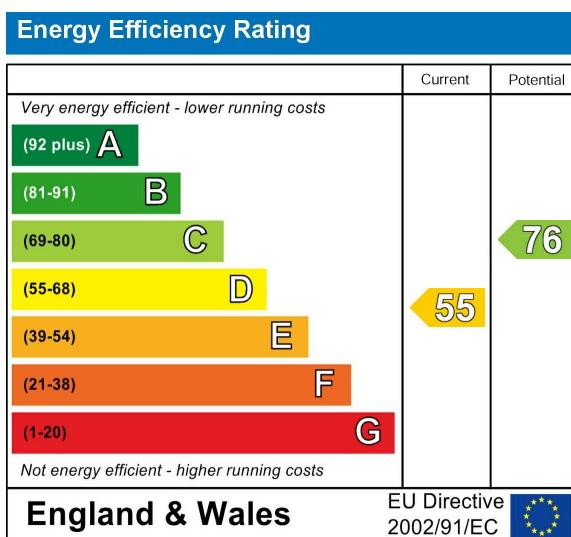
### Coldershaw Road

Approximate Gross Internal Area = 150 sq m / 1613 sq ft  
 Reduced Headroom = 5.5 sq m / 59 sq ft  
 Total = 155.5 sq m / 1672 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.  
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### Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.