

84 Northfield Avenue, London, W13 9RR

020 8840 5151



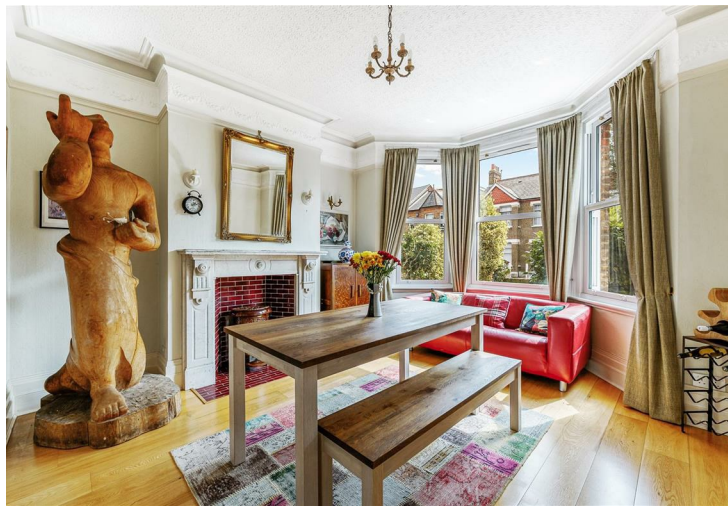
Freehold / House - Semi-Detached

Regina Road

£1,100,000

A rare opportunity to acquire this substantial natural 4-bedroom period house, brimming with character, offering much potential for extension and boasting a wonderful garden, valuable garage with gated off street parking, in this convenient location behind West Ealing Broadway.

- Superbly presented, spacious period family house
- Occupying a bold corner plot
- Four bedrooms, three reception rooms
- Modern kitchen & bathroom, additional WCs
- Large landscaped garden with lawn & patio areas
- Versatile garage plus gated off-street parking
- Potential for a large rear extension and 2 storey
- Many original period features
- GCH & DG
- Chain free



Freehold / House - Semi-Detached

Regina Road, W13 9EF

£1,100,000

Rarely available to the market, this impressive Edwardian corner house offers excellent accommodation including 3 reception rooms, fitted kitchen, 4 bedrooms, modern bathroom and additional W.C. plus good-sized loft storage. Outside there is an excellent sized, walled rear garden (landscaped for low maintenance) with ample gated off-road parking, through to a versatile brick-built garage (potential work from home space/annex). Offering an abundance of attractive original character features including some grand original fireplaces (including a cosy working fireplace), high-corniced ceilings, mosaic floor tiles and wood panelled walls in the family sitting room. Well maintained, boasting a recovered roof (2012), sympathetically styled double glazed sash windows and GCH (combi boiler). Superbly presented throughout, with wood floors and fitted carpets upstairs. Offering much potential for extension or development, (especially to the rear and in our opinion, for double storey) and presented with no onward chain for a hassle-free move (completion preferred December 2024.)

Situated in the peaceful yet ultra-convenient location, occupying a bold position on the corner of Regina Rd and St. James Ave, a short stroll to West Ealing Broadway with various shops (including both Sainsbury's and Waitrose food-stores) and regular, speedy bus services into Ealing Town centre. Northfield's Avenue is also within easy walking distance, with its shops, cafe' bars, restaurants and Piccadilly Line tube Station as is West Ealing Mainline Station for the excellent Elizabeth Line offering speedy access to The City and Heathrow.

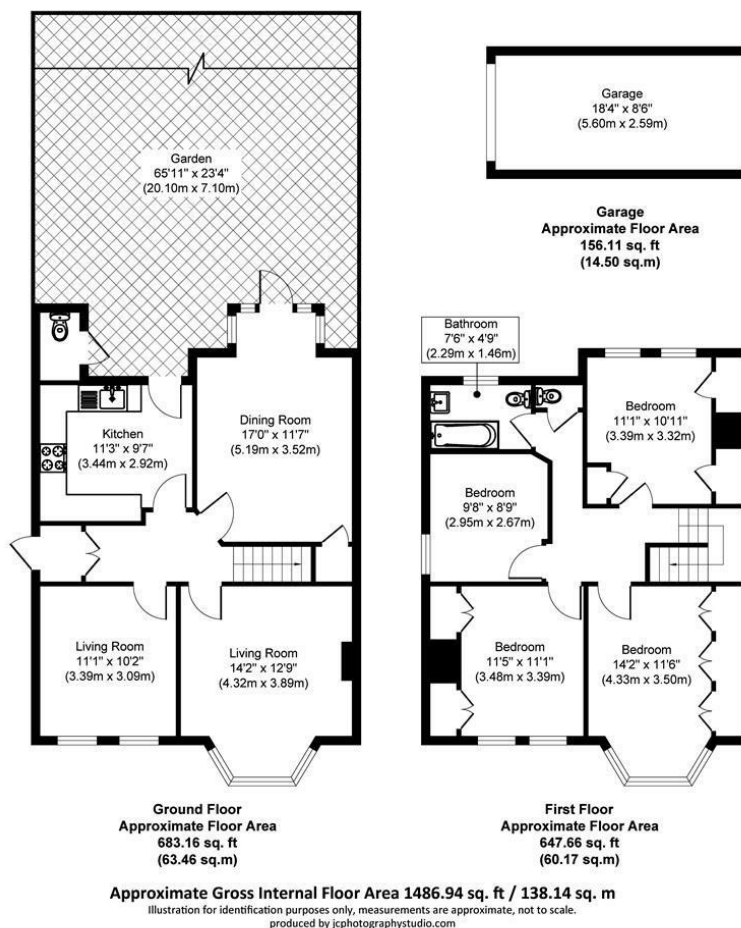


84 Northfield Avenue, London, W13 9RR

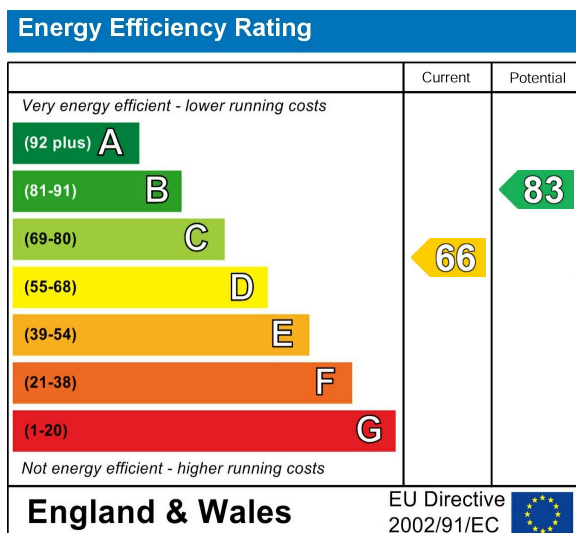
020 8840 5151



34 Regina Rd W13 9EF



Energy Performance Graph



Call us on

020 8840 5151

northfieldsales@sintonandrews.co.uk
www.sintonandrews.co.uk

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.