



**23 Kingfield Road**

, Ealing, W5 1LD

**£1,100,000 Freehold**

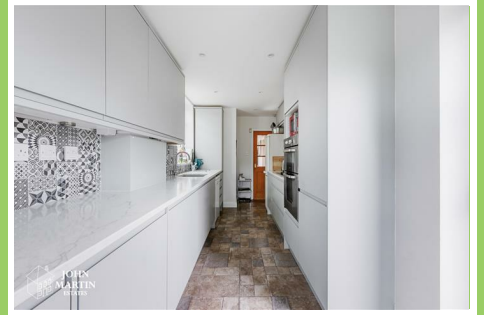




# 23 Kingfield Road

, Ealing, W5 1LD

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## ENTRANCE HALL

Front door with leaded light stained glass windows, double glazed window, part tiled/part wood flooring, under stair storage cupboard, radiator, staircase to first floor

## CLOAKROOM

Low level W.C., wall mounted wash hand basin, natural light via double glazed window

## INTERCOMMUNICATING RECEPTION ROOMS

Front: Round bay with double glazed windows with leaded light stained glass to the top, coved ceiling, radiator, sliding doors to:

Rear: Cast iron fireplace with tiled inset and hearth, coved ceiling, radiator, double glazed sliding doors to rear garden

## KITCHEN

Single drainer, single bowl stainless steel sink unit with mixer tap, extensive range of fitted wall and floor units, tiled splashbacks, tiled flooring, Bosch five burner gas hob, Creda Hotpoint double oven, extractor hood above, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, radiator, double glazed window and door to rear garden

## FIRST FLOOR

Landing, double glazed window, staircase to second floor

## BEDROOM 1 (front)

Round bay with double glazed windows with leaded light stained glass to the top, built in wardrobes with sliding doors, radiator

## BEDROOM 2 (rear)

Double glazed window, built in wardrobe with top storage, corner vanity wash hand basin, radiator

## BEDROOM 3 (front)

Double glazed window, radiator

## FAMILY BATHROOM

Deep panelled bath with grab rails, chrome mixer tap and shower attachment, pedestal wash hand basin, low level W.C., shower cubicle with wall mounted Mira shower unit, extractor fan, double glazed windows

## SECOND FLOOR

Landing, double glazed window

## BEDROOM 4

Velux tilt and turn windows (front and rear), radiator, access to eaves storage

## EN SUITE SHOWER ROOM

Shower cubicle with wall mounted Triton electric shower, vanity wash hand basin, low level W.C., natural light via Velux tilt and turn window

## OUTSIDE

Both front and rear gardens, the former providing parking for at least two vehicles. The latter is approximately 60'-65' in length, mainly laid to lawn with flower borders, enclosed by timber fencing. Side gate providing access, garage at rear with up and over door, power and light accessed via side alley







Road Map



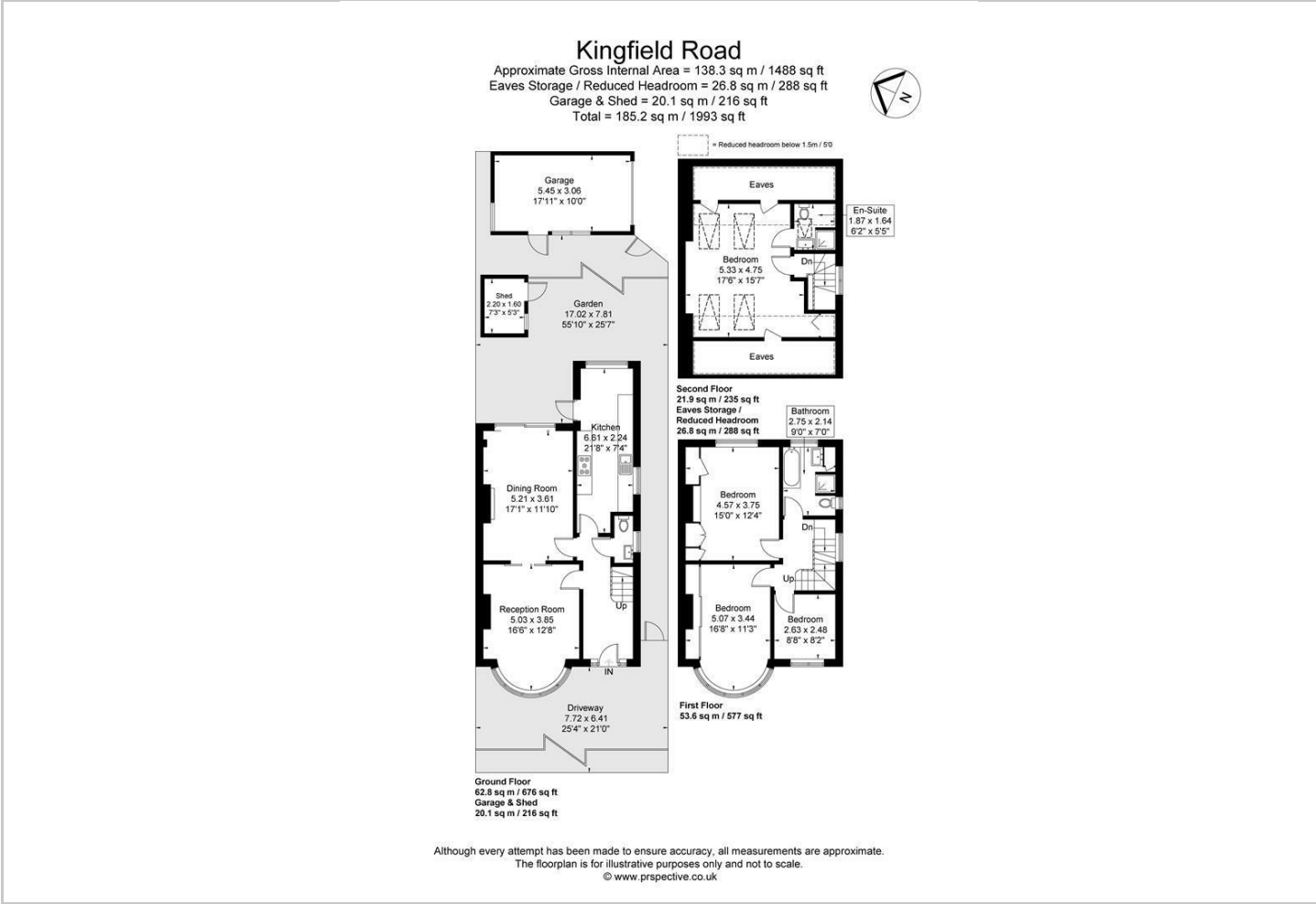
Hybrid Map



Terrain Map



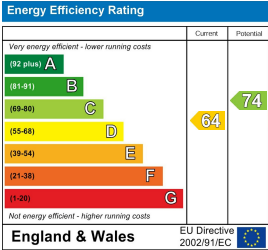
Floor Plan



Viewing

Please contact our Ealing Office on 020 8998 3333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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