



£1,650,000

Erlesmere Gardens, Ealing, W13



- New 6 Bedroom Detached
- 3,292 Sq Ft

- South Facing Private Garden
- New Build Warranty

- 4 Reception Rooms
- Off Street Parking







A spectacular 3,292 sq ft, 6 bedroom, detached, new build home in a fantastic location. Built in 2019 to a truly amazing specification, with smart technology and air conditioning throughout, this family home offers a new standard in modern luxury. The ground floor comprises wide entrance hallway, generous living room, guest WC and stunning open plan kitchen and dining area leading to a private south facing landscaped garden with garden studio and bike store. The impressive lower ground floor with enviable cinema room, wonderful self-contained quest suite with patio area and large versatile playroom / gym is accessed from the dining area by open rung stairs with glass balustrades. Upstairs on the first floor are 3 double bedrooms with built in wardrobes, large single bedroom and family bathroom. The master suite on the second floor boasts spacious bedroom, en suite shower room, private dressing room and office area with balcony. Further benefits with this unique property include off street parking with electric gates, an abundance of natural light, high ceilings, underfloor heating in the entire ground floor, lower ground floor, bathroom and en suite, second staircase to lower ground floor, side access, plant room, laundry chute, surround sound, plug and play technology and chain free. Erlesmere Gardens is ideally located for Boston Manor (Piccadilly) and Northfields (Piccadilly) stations, bus routes, road networks, parks, restaurants and local shops. This family home also falls into the popular Elthorne High School and Fielding Primary School catchment area.

Erlesmere Gardens W13 9TZ

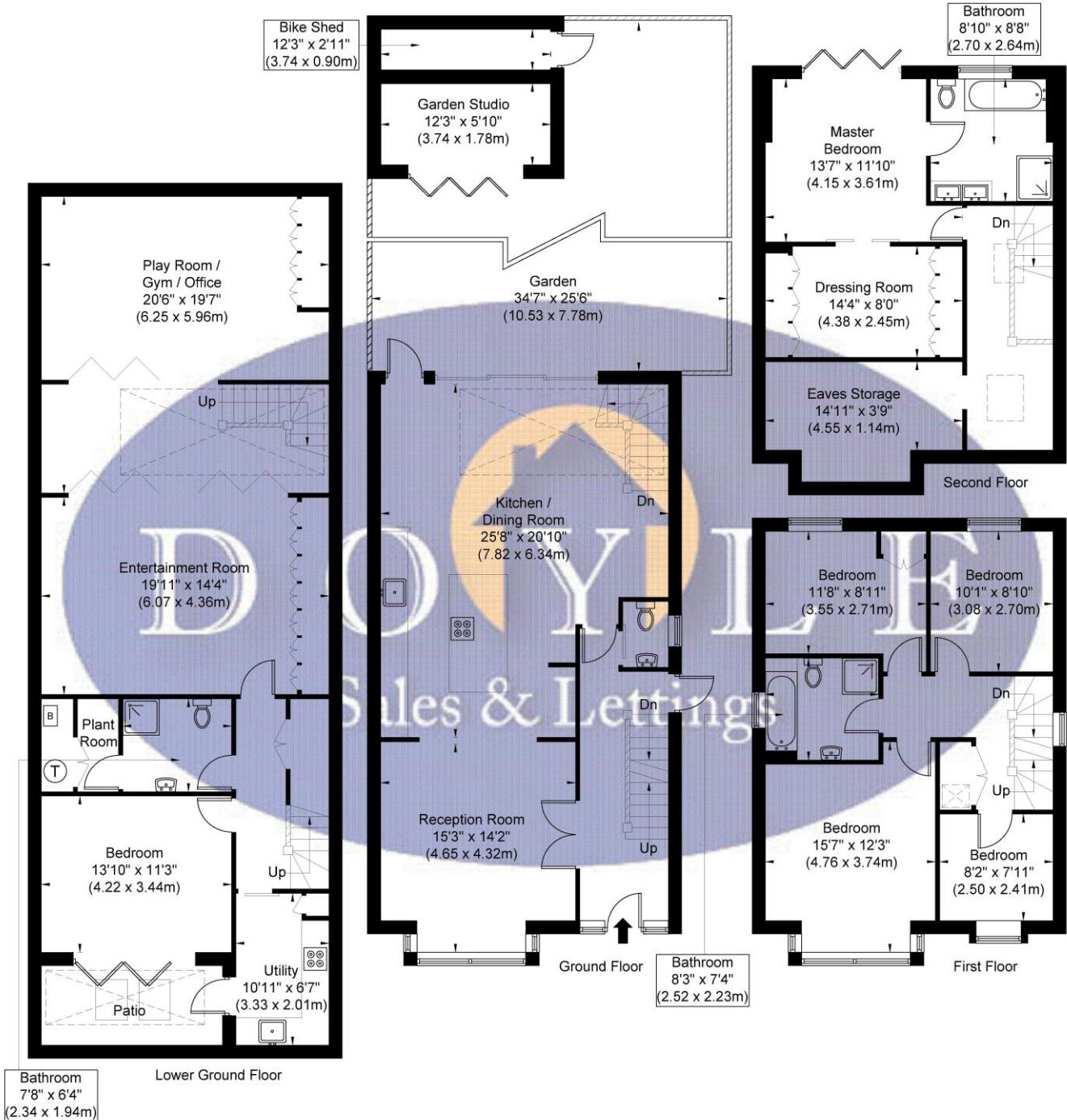
Approx. Gross Internal Area = 3292 sq ft / 305.9 sq m

Garden Studio = 72 sq ft / 6.7 sq m

Bike Shed = 36 sq ft / 3.4 sq m

Total = 3364 sq ft / 312.6 sq m

(Including Eaves Storage)



Ref

Copyright THE BLEU PLAN

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: info@doylesalesandlettings.co.uk W: www.doylesalesandlettings.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

EPC Graph

