



**SINTON  
ANDREWS**

**£1,100,000 Freehold**

DRAYTON GARDENS, EALING, W13 0LG









**A BEAUTIFULLY APPOINTED FOUR-BEDROOM VICTORIAN TERRACED HOUSE WITH TWO BATH/SHOWER ROOMS ENJOYING A SOUTH FACING GARDEN.**

This handsome red brick Victorian family home is set in the heart of the Drayton's and just a short stroll to West Ealing Station - Elizabeth Line. Conveniently placed for local shopping parades and well connected for regular bus routes to Ealing Broadway Town Centre and Station beyond. Drayton Manor High School and Primary School are close by.

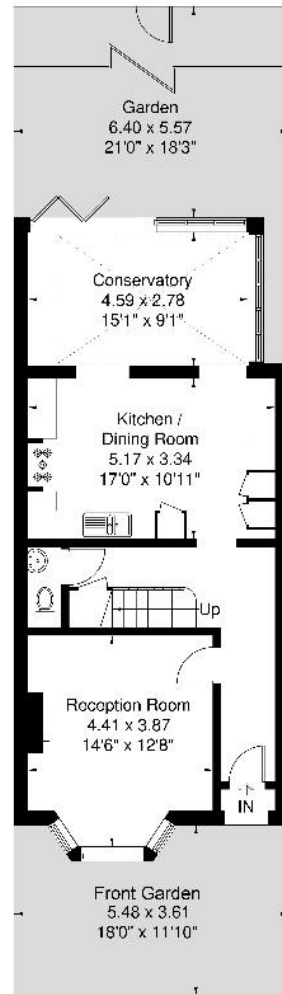
An exceptionally spacious family house that has been lovingly restored and extended to provide a home with great style, flair and imagination. It retains much of its original charm yet offers contemporary living - enjoying a superlative family kitchen / living / dining room. The accommodation has recently been enhanced by creating a spacious full width bedroom on the first floor. In addition, there is a sitting room. Downstairs cloakroom. Three bedrooms including a stylish loft conversion with en suite shower. Double glazed sash windows. Gas fired central heating. Landscaped 'sun trap' south facing garden.

**COUNCIL TAX BAND: F**

**EPC Rating: D**



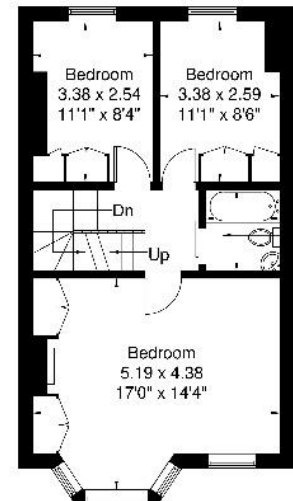
[www.sintonandrews.com](http://www.sintonandrews.com)  
020 8566 1990



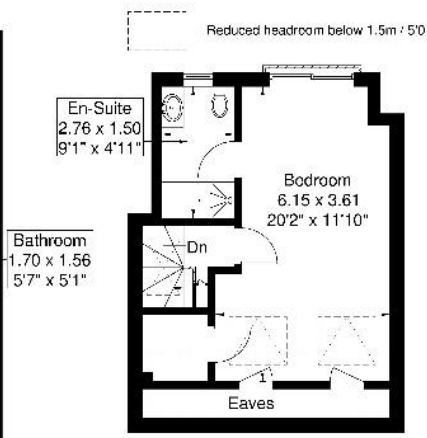
**Ground Floor**  
61 sq m / 656 sq ft

# Drayton Gardens

Approximate Gross Internal Area = 136.2 sq m / 1464 sq ft  
 Eaves / Reduced Headroom = 6.9 sq m / 74 sq ft  
 Total = 143.1 sq m / 1538 sq ft



**First Floor**  
47.8 sq m / 514 sq ft



**Second Floor**  
27.4 sq m / 294 sq ft  
Eaves / Reduced Headroom  
6.9 sq m / 74 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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