







## About the property

What The Owners' Love:

Our charming period home at 52 Bedford Road has been at the heart of many memorable moments for our family. It was the first place we called our own — a warm, welcoming and cosy space where our children took their first steps and celebrated their early birthdays. As a young family, we spent six wonderful years here, enjoying the many nearby parks, cosy cafés, and excellent local schools. It's a house that has always had character and been full of life and laughter, not just for us but also for the lovely couples and small families who've rented and lived here since, all of whom found the same sense of comfort, community, and belonging that first drew us in.

Being so close to all the amenities in Ealing made life easy, and the opening of the Elizabeth line station at the top of the road has made access to central London effortless. This makes a huge difference to commuting for work and pleasure! There's a lot of potential in this house to extend and develop it, making it truly your own.



### Key features

- Edwardian Freehold House
- Moments from High-Speed Lizzy Line
- Period Charm & Character
- Close to Lovely Parks & Green Spaces
- Potential to Extend (STPP)
- Excellent Range of Schools Nearby
- Chain-Free
- Abundance of Local Amenities

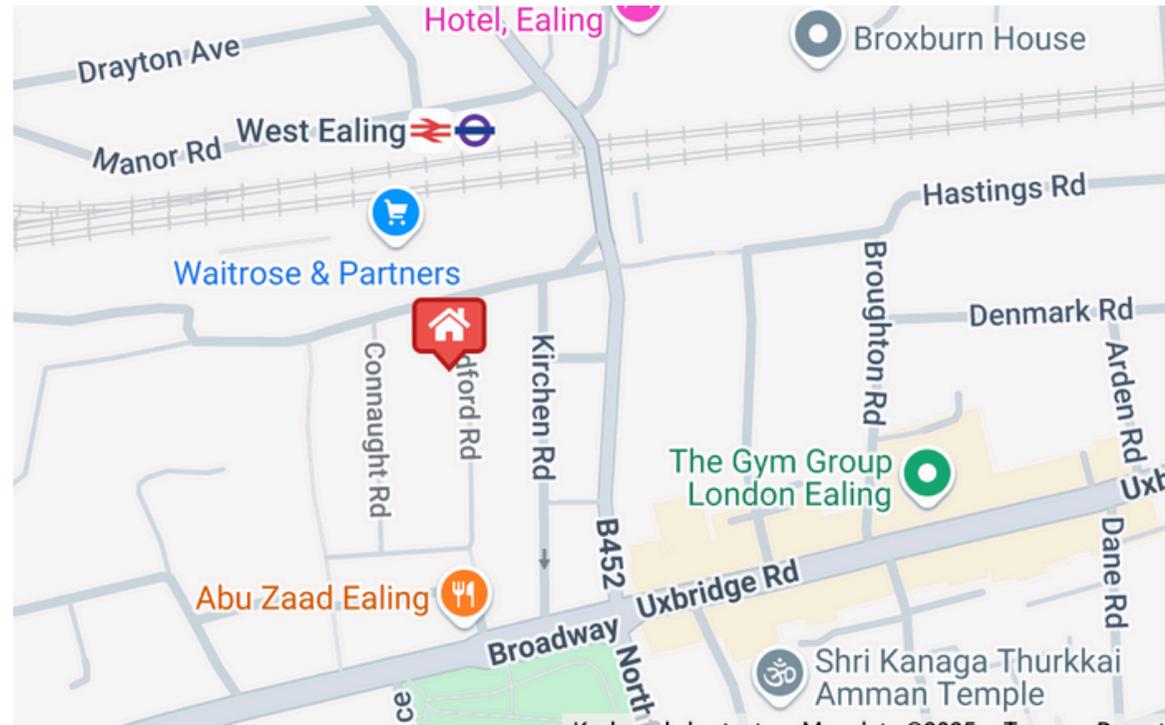
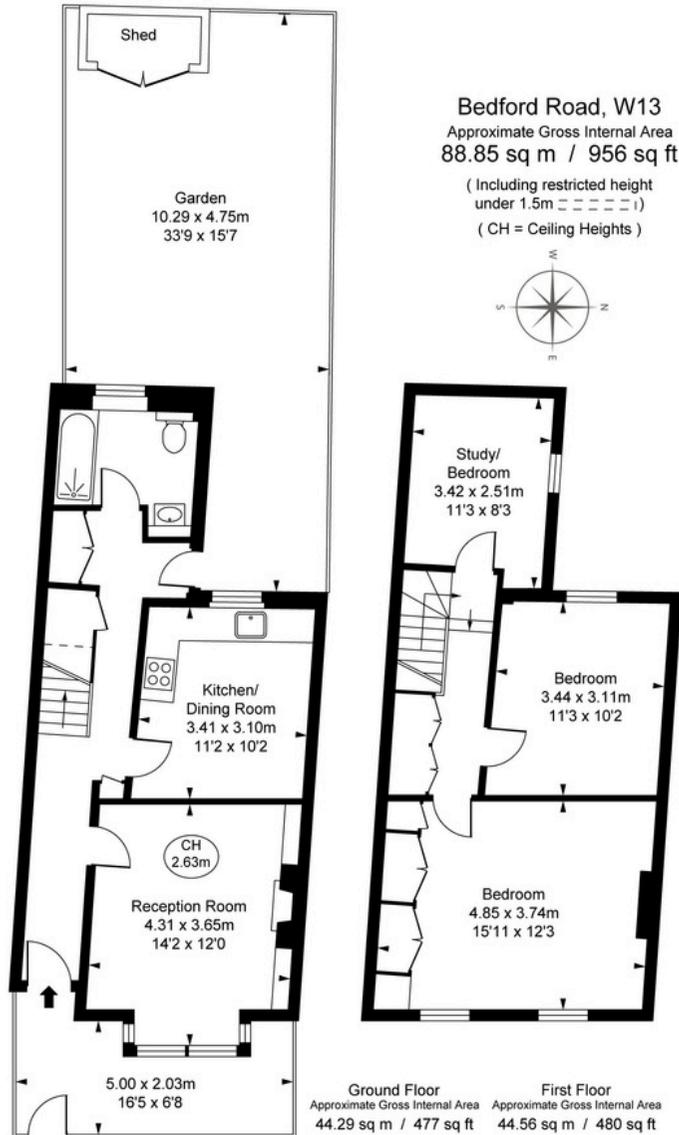
### Material information

- Tenure - **Freehold**
- Council Tax - **Band E**
- Guide Price - **£650,000**



**PAUL LESLIE**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	86
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			