



AMHERST GARDENS, AMHERST ROAD, EALING, LONDON, W13

Guide Price: **£1,000,000**







About the property

Nestled in the heart of Ealing's most prestigious pocket, Amherst Gardens presents a delightful opportunity for families seeking the comfort of suburban living with the convenience of city accessibility. This charming three-bedroom semi-detached freehold house is situated on a serene tree-lined street, offering an idyllic setting for your next family home.

As you approach this delightful property, the presence of a private garage and additional driveway parking immediately sets it apart. The convenience of these parking options cannot be overstated, particularly in London, where parking is at a premium.

Boasting an expanse of living space, the house also enjoys a sunny private garden, perfect for children's play, summer barbecues, or simply soaking up the tranquillity of your own outdoor space. The residence features three well-proportioned bedrooms, a family bathroom, and generous reception areas, all awaiting a personal touch. With significant potential for extension and customisation, this property presents an opportunity to truly put your stamp on it, creating the dream home you've envisioned.

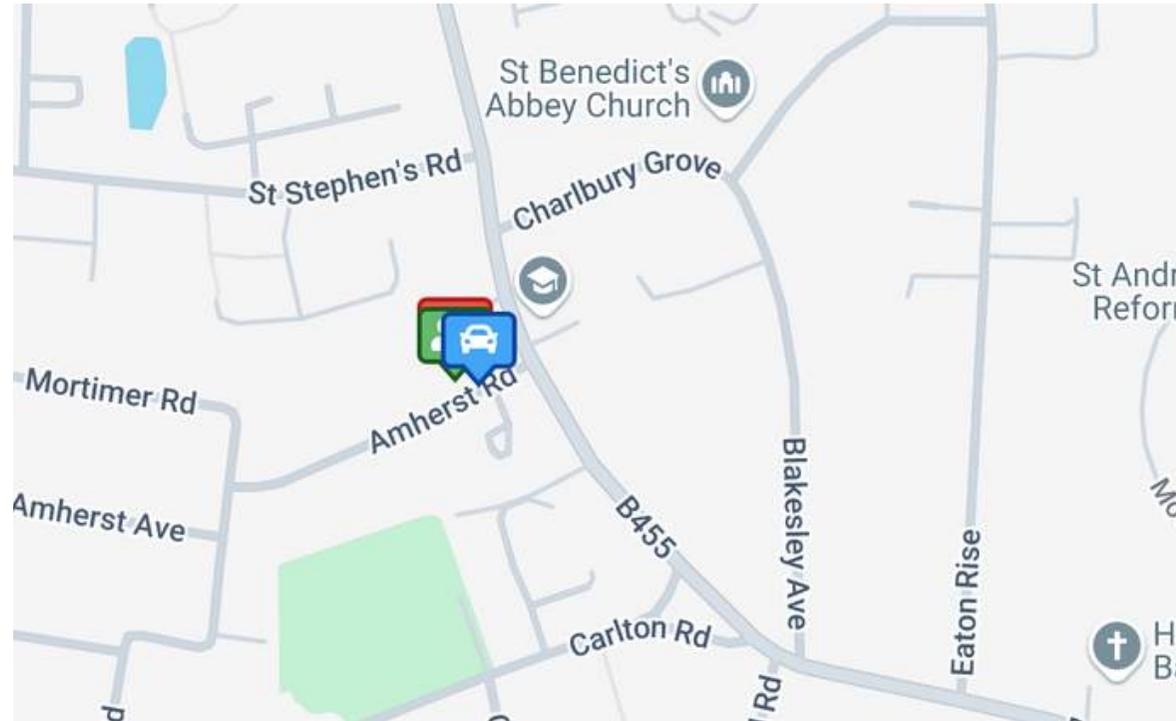
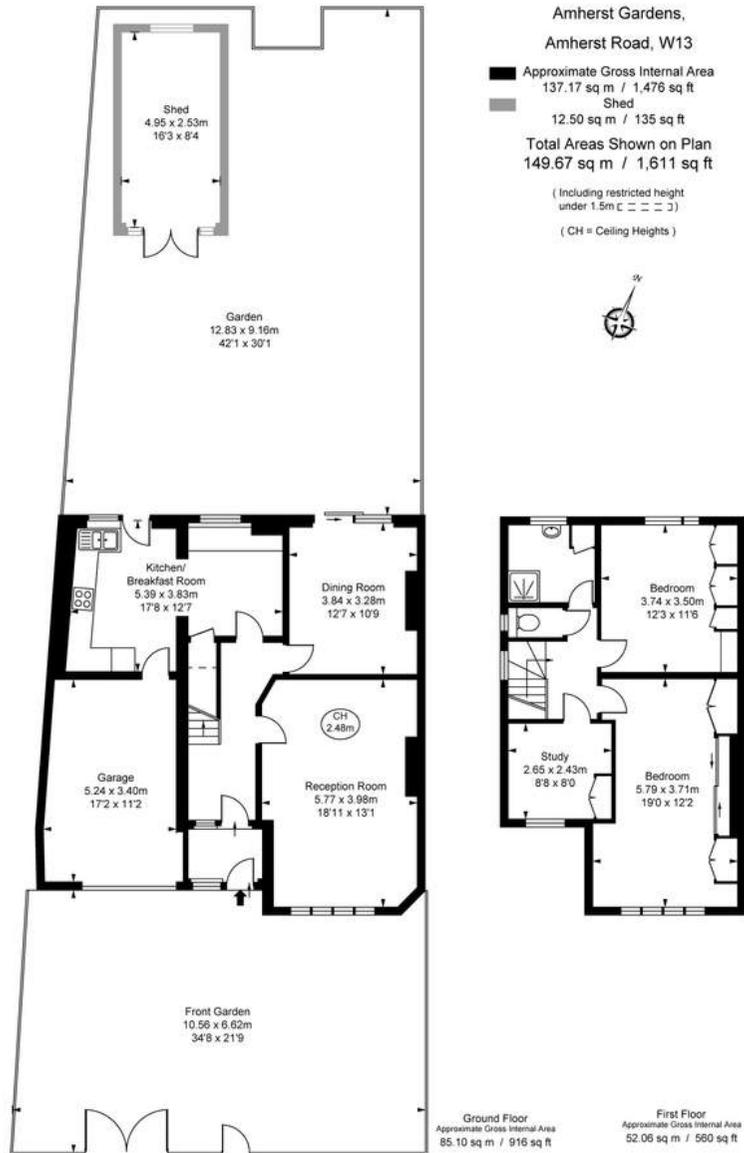


Key features

- Semi-Detached Freehold House
- Wonderful Location
- Close to Elizabeth Line
- Private Sunny Garden
- Garage & Driveway Parking
- Significant Potential
- Tree-Lined Street
- Fantastic Schools Nearby
- Chain-Free

Material information

- Tenure - **Freehold**
- Council Tax - **Band F**
- Guide Price - **£1,000,000**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

