



Regina Terrace, W13

GARDINER
RESIDENTIAL

Regina Terrace, W13

- * 3 Bedrooms * Reception Room * Open-plan Kitchen/Family Room *
- * Utility Room * Guest Cloakroom * Family Bathroom *
- * En-Suite Shower * Dressing Room * South Facing Garden *

Price: £945,000 Freehold



Introducing a handsome family home in the heart of West Ealing, this red-brick Victorian Terrace House effortlessly combines classic elegance with modern comfort.

Featuring three bedrooms, the property offers a versatile space ideal for families. The large front living room exudes a sense of timeless charm, there is the added benefit of a utility room and guest toilet. The spacious kitchen/family room takes centre stage with its central kitchen island, and bi-fold doors that seamlessly connect to the south-facing garden. The first floor comprises two large double bedrooms and a luxury family bathroom whilst the top floor has a further large double with ensuite shower room.

The outside space is a haven of tranquillity, as the south-facing garden bathes in sunlight throughout the day. A storage shed adds practicality to this serene outdoor retreat, where relaxation and outdoor activities intertwine.

Nestled within the desirable West Ealing/Northfields neighbourhood, this property enjoys proximity to a range of amenities. The Uxbridge Road offers an array of shops, including prominent retailers like Sainsbury's and there is also a large Waitrose nearby.



The new Elizabeth line at West Ealing Station enhances connectivity, West Ealing and nearby Ealing Broadway become gateways to London's vibrancy. Additionally, the bustling Northfields Avenue boasts a variety of local conveniences, enhancing the already abundant amenities of this sought-after locale. From shopping to dining to effortless commuting, this property encapsulates the very essence of modern suburban living.

London Borough Of Ealing
Council Tax Band: E

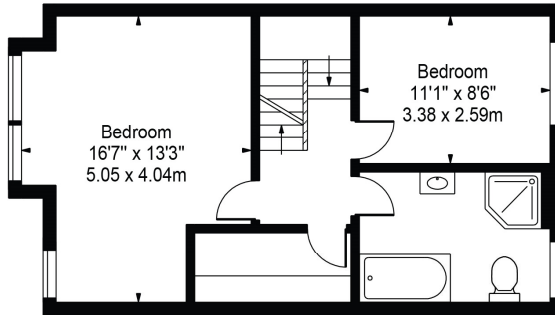


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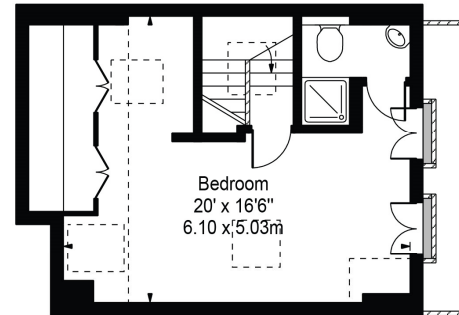
Approx. Gross Internal Area 1514 Sq Ft - 140.66 Sq M
(Including Restricted Height Area & Excluding Shed)

Approx. Gross Internal Area 1428 Sq Ft - 132.67 Sq M
(Excluding Restricted Height Area & Shed)

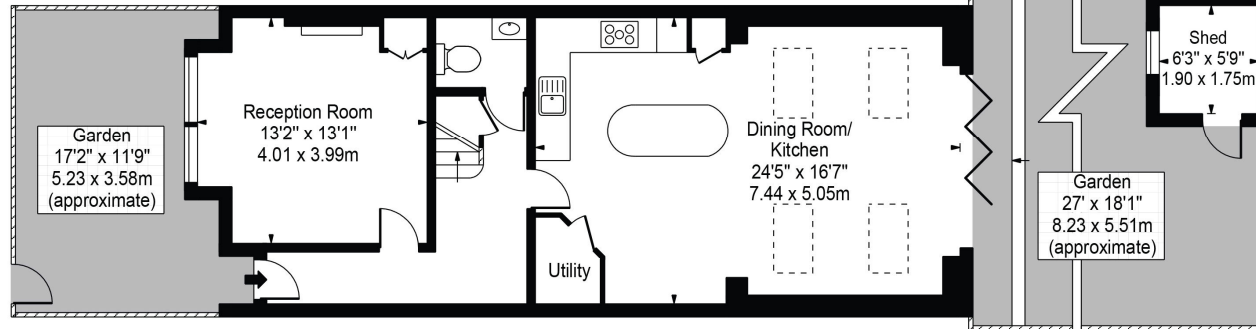
Approx. Gross Internal Area Of Shed 36 Sq Ft - 3.33 Sq M



First Floor



Second Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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