



**Brunswick Road, W5**

**£925,000**

**O.I.E.O**

A spacious three bedroom family home with huge potential to extend like many neighbouring properties have done (STPP). Presented in good condition throughout and benefitting from a large sun trapped garden.



The ground floor comprises a front reception room, large dining room, kitchen and extended conservatory leading to the secluded garden. The first floor offers two double bedrooms and additional single bedroom with a family bathroom on the first floor. Potential to extend into the loft like many neighbouring properties have done (STPP). A large garage to the rear of the garden which provides rear access also.

Ideally located for well regarded school catchments including Montpelier primary and St.Gregory's catholic primary school. Hanger lane station within a short walk. Many local parks to enjoy.

- Three Bedroom • Potential To Extend • Secluded Garden •
  - Excellent Transport Links • Well Regarded Schools • Garage •
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## Ground Floor

Total area (approx.): 125.1 sq. m (1,346.6 sq. ft)

Garage: 14.1 sq. m (151.8 sq. ft)  
(Excluding No Access Area)

## First Floor

Robertson Smith & Kempson Ealing Sales

1 The Broadway, London,  
W5 2NT

020 8840 7677

ealingsales@robertsonsmithandkempson.co.uk

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