



## Wellmeadow Road, W7

£1,250,000

We're delighted to present this truly exceptional four bedroom family home, thoughtfully extended and beautifully maintained across three spacious floors. Early viewing is highly recommended.



Full of character, this spacious family home welcomes you with a double reception room, a separate kitchen and a utility room. The first floor features three double bedrooms along with a family bathroom. The loft has been converted to provide additional double bedrooms and a modern shower room.

Ideally located for a choice of Ofsted Outstanding schools. Nearby green spaces include Elthorne Park, Blondin Park and Boston Manor Park. Excellent transport links nearby, with West Ealing Station (Elizabeth line) and Boston Manor Station (Piccadilly line) just a few minutes' walk away, offering fast and convenient access to central London.

- Four Bedrooms • Secluded Garden • Great Transport Links •
  - Well Regarded Schools • Local Parks • Outside Studio •
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Total area (approx.): 162.0 sq. m (1,743.7 sq. ft)  
 Studio area (approx.): 28.2 sq. m (303.5 sq. ft)  
 (Excluding Eaves)

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Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.