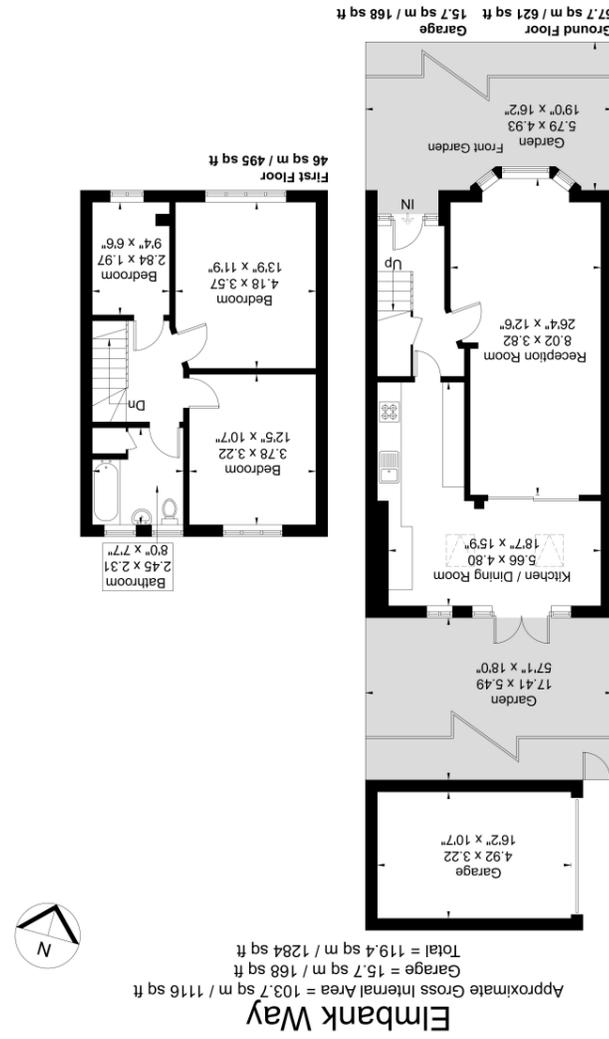


Energy Efficiency Rating	
Current	Potential
87	72
Very energy efficient - lower running costs	
Not energy efficient - higher running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

England, Scotland & Wales  
 EU Directive 2002/91/EC

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.  
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3 Elmbank Way, London. W7 3DE.

£665,000

Castle are delighted to offer this lovely extended three bedroom mock tudor family home located in a sought after residential road just off the Greenford Avenue.

The family home is offered to the market with no onward chain and it offers a huge opportunity to update and extend further (subject to usual permission). It is currently arranged with three bedroom and bathroom on the first floor with two receptions one being an extended dining area to the kitchen. The property benefits from a South Facing garden with a detached garage to the rear accessed via a rear service road for residents.

A short walk to many local shops, convenience supermarket and restaurants provided by the Greenford Avenue, multiple bus routes Ealing and to Hanwell Station for direct access to Ealing Broadway and Paddington and the Elizabeth Line into the city.

#### Reception

26' 4" x 12' 6" (8.03m x 3.81m) Front aspect double glazed bay window, two radiators, laminate floor, rear aspect double glazed patio doors to dining room

#### Kitchen / Dining Room

18' 7" x 15' 9" (5.66m x 4.80m) Rear aspect double glazed window and French doors to garden, range of eye and base level modern units with gas hob oven under and extractor hood over, single drainer sink, plumbing for washing machine and dishwasher, wall mounted boiler, tiled floor, spot lights, velux windows

#### Bedroom 1

13' 9" x 11' 9" (4.19m x 3.58m) Front aspect double glazed window, radiator

#### Bedroom 2

12' 5" x 10' 7" (3.78m x 3.23m) Rear aspect double glazed window, radiator

#### Bedroom 3

9' 4" x 6' 6" (2.84m x 1.98m) Front aspect double glazed window, radiator

#### Bathroom

Rear aspect double glazed window, panel enclosed bath with shower, low level WC, pedestal wash hand basin, radiator, extractor fan, tiled walls and floor

#### Garden

Patio area leading onto lawned area with flower bed borders, large shed with garage to the rear (both with power and light) accessed via rear service road

