



barnard marcus

**Hardwick Green, London, W13 8DN**



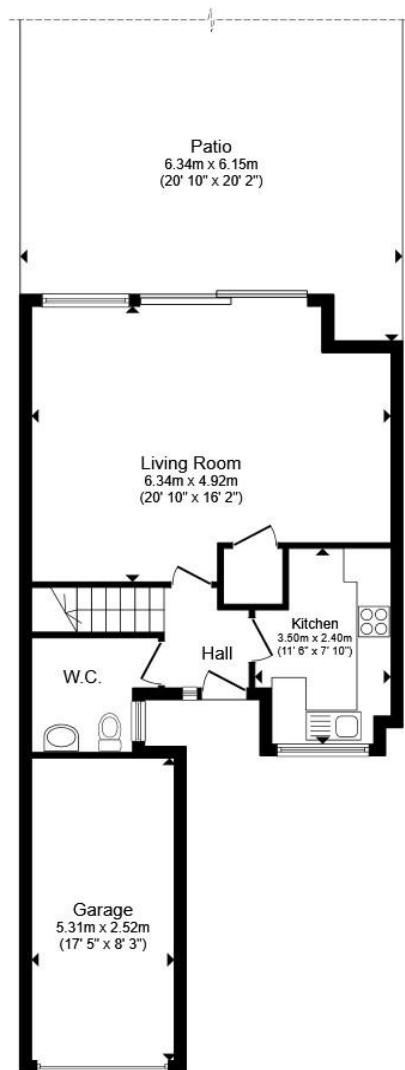
## **Welcome to Hardwick Green, London**

This mid-terraced family home situated in a quiet Cul-De-Sac in the ever so popular Cleveland estate, and over the last few years the house has been refurbished internally, a new bathroom fitted, re-wired throughout, a new heating system and roof insulation.

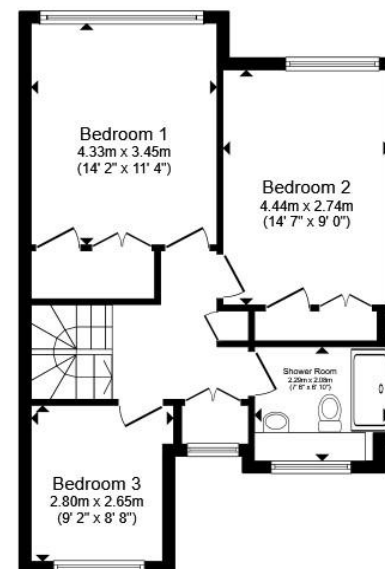
The property offers a generous rear 20' reception and dining room, a perfect layout for families and entertaining, with French doors leading onto the south facing green aspect private garden, a separate kitchen room, a ground floor utility room and extra WC. The first floor offers the main primary bedroom with ample fitted wardrobes, a second double bedroom with fitted wardrobes, a third bedroom and a modern cotemporary shower room. Other benefits include double glazing throughout, useful cupboards, loft storage space, estate landscaped residents' gardens, driveway off street parking, a private garage and no onward chain.

This delightful family home is just a short walk to the delightful Pitshanger Lane Village which includes local independent shops, cafes, and restaurants. Ealing Broadway is easily accessible offering the popular retail centre, with an abundance of restaurants, bars, cafes, bus links, the tube/train station (Central line, District line, Great Western and Elizabeth line), the picture house in Filmworks, as well as a variety of highly sought after State and Private schools.





**Ground Floor**



**First Floor**

Total floor area 110.6 m<sup>2</sup> (1,190 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to

## Hardwick Green, London

- A mid-terraced family home situated in a quiet Cul-De-Sac in Ealing
- Three good-sized bedrooms
- A private garage & a driveway off street parking
- A south facing private rear garden + residents green estate gardens
- Generous lounge & dining room

Tenure: Freehold EPC Rating: C

Council Tax Band: F

An ideal purchase for a family wanted a great location, but a peaceful green atmosphere, the house is situated in Hardwick Green, perfectly located for Ealing's sought schools and green open spaces, offering three bedrooms, off street parking, a private garage and no onward chain.

guide price **£775,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EAL109972](https://barnardmarcus.co.uk/Property/EAL109972)



Property Ref:  
EAL109972 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



**020 8579 5050**



[ealing@barnardmarcus.co.uk](mailto:ealing@barnardmarcus.co.uk)



55 The Mall, Ealing, LONDON, W5 3TA



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)