



**£460,000**

**Grafton Close, Ealing, W13**




- 2 Double Bedrooms
- Own Entrance
- Long Lease
- Private Large Garden
- Almost 800 Sq Ft
- Chain Free

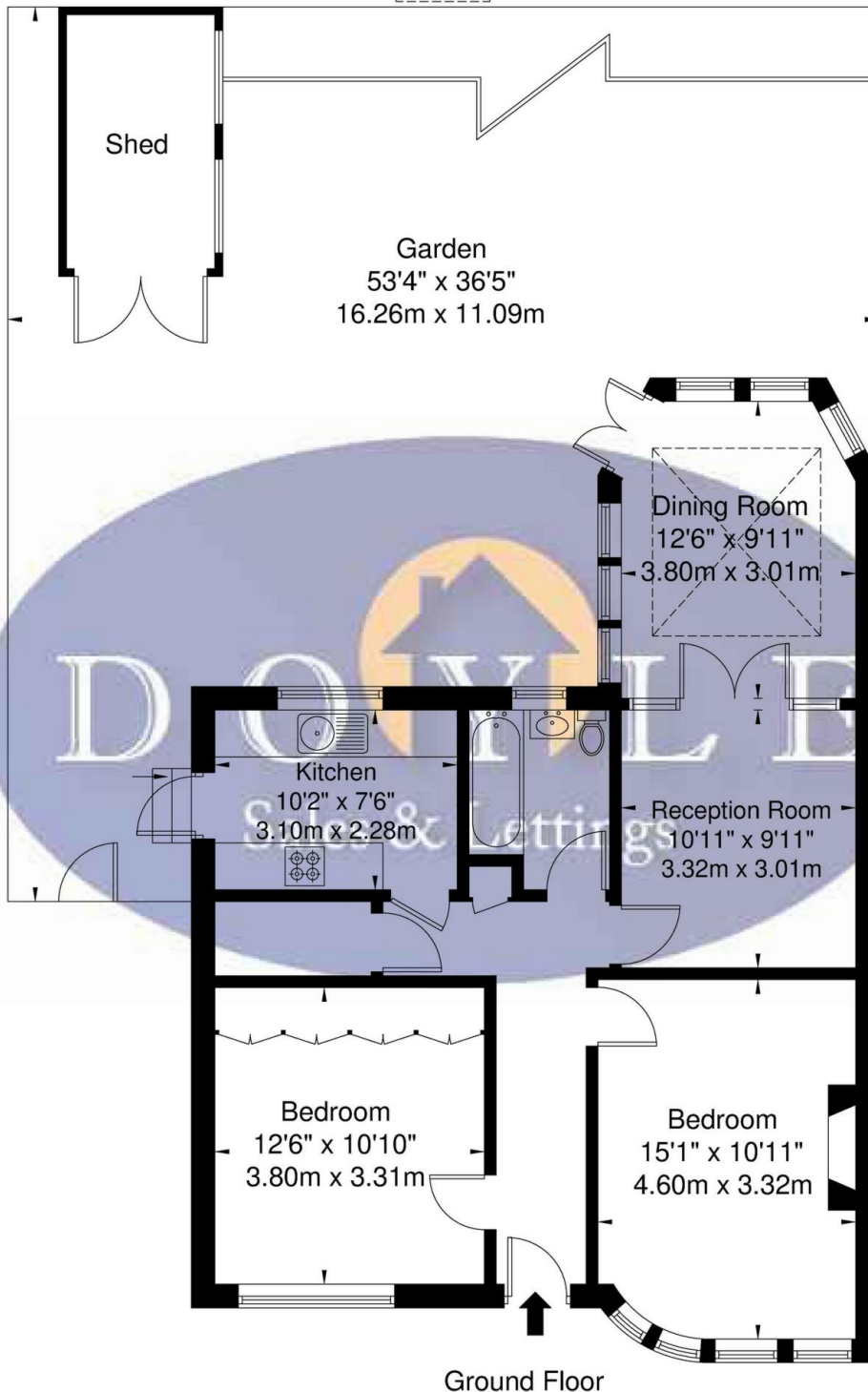
A chain free 2 double bedroom ground floor maisonette with large garden located in a peaceful cul de sac location close to West Ealing. The property which is offered in good condition throughout comprises own entrance, lounge, conservatory, 2 double bedrooms, kitchen and bathroom. Added benefits include fantastic large rear garden, side access, long lease and chain free. Grafton Close is conveniently located for Drayton Green and West Ealing (crossrail) stations, great schools, shops, bus routes, road networks, parks and walking distance to Ealing Broadway.



# Grafton Close W13 0JL

Approx. Gross Internal Area = 73.5 sq m / 791 sq ft

 = Reduced headroom below 1.5m / 5'0



Ref

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**BLEU  
PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation

## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.

## EPC Graph

