



**£800,000**

**Lynton Avenue, London, W13**



- 3 Double Bedrooms
- 3 Reception Rooms

- Over 60 Ft Garden
- Opportunity To Extend

- Almost 1,200 Sq Ft
- Chain Free

A chain free, brick fronted, 3 double bedroom, semi-detached, family home, with large rear garden, in a fantastic location a short walk from West Ealing's Elizabeth line / Crossrail station. This spacious property comprises entrance hallway, 3 reception rooms, 3 double bedrooms, kitchen and family bathroom. Benefits include, almost 1,200 sq ft, chain free, large private rear garden (over 60 ft), front garden, side access and an opportunity to convert both the loft and ground floor STPP. Lynton Avenue is perfectly situated for excellent schools, bus routes, road networks, a short walk to West Ealing for its shops and station (Crossrail), Drayton Green station and walking distance to Ealing Broadway, Pitshanger Lane and great parks.

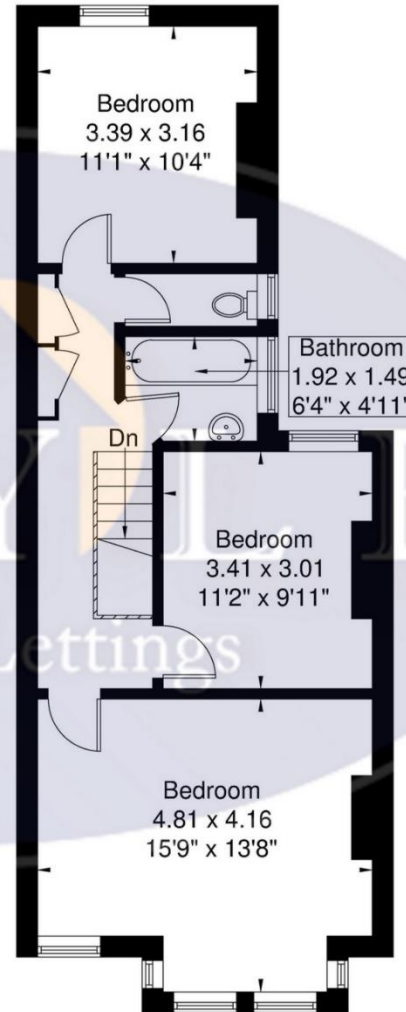


# Lynton Avenue W13 0EB

Approximate Gross Internal Area = 108.1 sq m / 1163 sq ft

Outbuilding = 2.9 sq m / 31 sq ft

Total = 111.0 sq m / 1194 sq ft



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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## 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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## EPC Rating E

