



Grimshaw & Co

Audley Road, Ealing, London W5 3ET
Price: £2,399,950 Freehold

A 5-6 bedroom detached family home on three floors which has been extended and recently refurbished.

As you enter the property, the spacious hall leads on to a 2 reception rooms, a bedroom with an en suite shower room. The large rear double reception room has bi-folding doors onto the rear garden and double doors lead to a large 30ft kitchen / dining room with access to a utility room. Ground-floor cloakroom with WC, and storage area.

On the first floor are 4 good-sized bedrooms and 2 family bathrooms. The second floor has a further bedroom of approx 31ft and a shower room.

There is a lovely landscaped south-facing rear garden with a large decked terrace and steps leading to the lawn. There is off-street parking for multiple cars at the front.

Situated in a popular road on the favoured **Hanger Hill East (Haymills Estate)** a conservation area. Access to a number of local transport facilities including **North Ealing, Park Royal, West Acton** and **Hanger Lane** stations with local shopping facilities. Also with access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections include A4, M4 & M40 motorways. Local schools include Montpelier and St Gregory's Primaries, St Augustine's Priory, Ada Lovelace CofE High, The Japanese School, West Acton Primary, Twyford CofE High and Ellen Wilkinson High.



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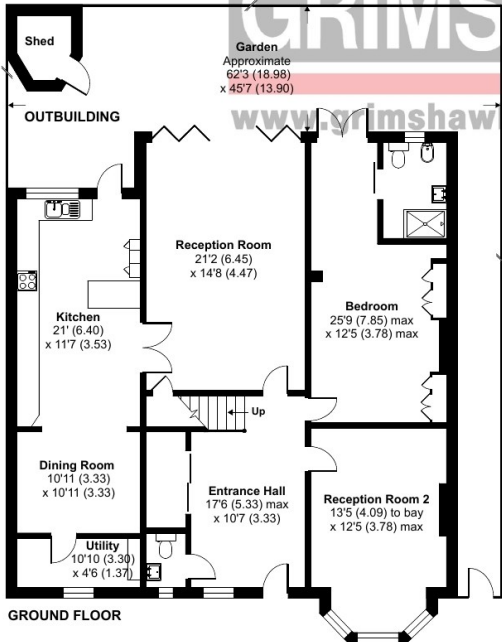
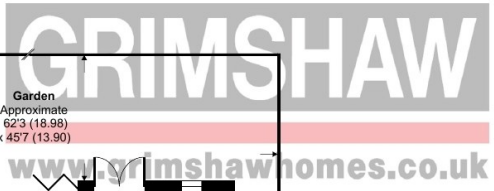
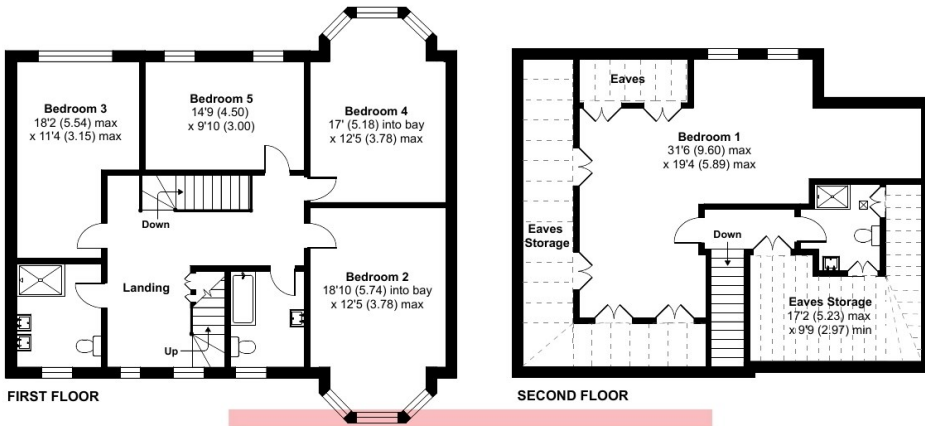
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Approximate Area = 3325 sq ft / 308.8 sq m
 Limited Use Area(s) = 425 sq ft / 39.4 sq m
 Outbuilding = 25 sq ft / 2.3 sq m
 Total = 3775 sq ft / 350.6 sq m

For identification only - Not to scale

Denotes restricted head height



EPC Rating = D
 Council tax band = H (subject to confirmation)

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

10.06.2024 Ref: 9749

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

