



Chatsworth Road, Ealing, London W5 3DB Price £2,499,999 Freehold - No Chain

In the same family for 72 years - this rare detached chalet bungalow sits on a double plot and includes two postal addresses, both 24 & 22 Chatsworth Road.

Currently arranged as a 4-bedroom home over two floors including a lovely front lawn garden with flowering shrubs of approx 34ft, garage at the side, off-street parking for four cars and beautiful rear garden of approx 78ft with paved terrace.

With a plethora of original features including Claygate fireplace, parquet wood floors throughout the ground-floor (except bathrooms and kitchen), original Crittall windows throughout the ground floor and all original doors. The property also benefits from a new Vaillant boiler, both upstairs dormer room roofs re-leaded and garage roof re-felted.

The property comprises, lobby, hall, large lounge and communicating dining room to seat 10, fitted kitchen/diner, utility room, small WC, coat cupboard, under stairs cupboard, 4 good sized bedrooms, ground-floor family bathroom and large 25ft loft room.

Situated in a premier location, on the **Hanger Hill East (Haymills Estate)** a conservation area. With access to local schools including Ada Lovelace CoE High part of the Twyford Academies Trust, Notting Hill & Ealing High School part of the Girls Day School Trust, St Augustine's Priory, St Benedict's School, Montpelier Primary, Holy Family Catholic Primary, Ellen Wilkinson High, The Japanese School, West Acton Primary, Twyford CoE High School and William Perkin CoE High School, also part of the Twyford Academies Trust.

Good transport connections to Central London include **Park Royal & North Ealing** (Piccadilly Line), and **West Acton & Hanger Lane** (Central Line) all with shopping facilities plus **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections include A40 to M4 and M40 motorways giving easy access to Heathrow and M25.

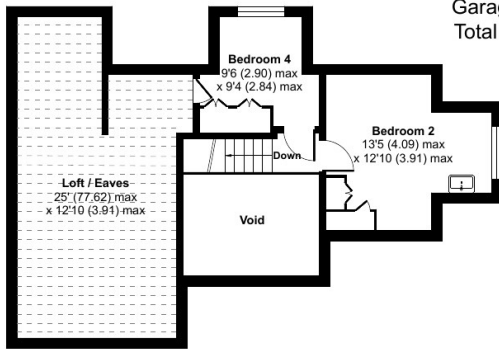
Other local amenities include Hillcrest Park, Gunnersbury Park, Pitshanger Park, Walpole Park, Lammas Park, Kew Gardens and West Way Shopping Centre, Ealing Trailfinders Rugby Club, QPR and Brentford Football Clubs.



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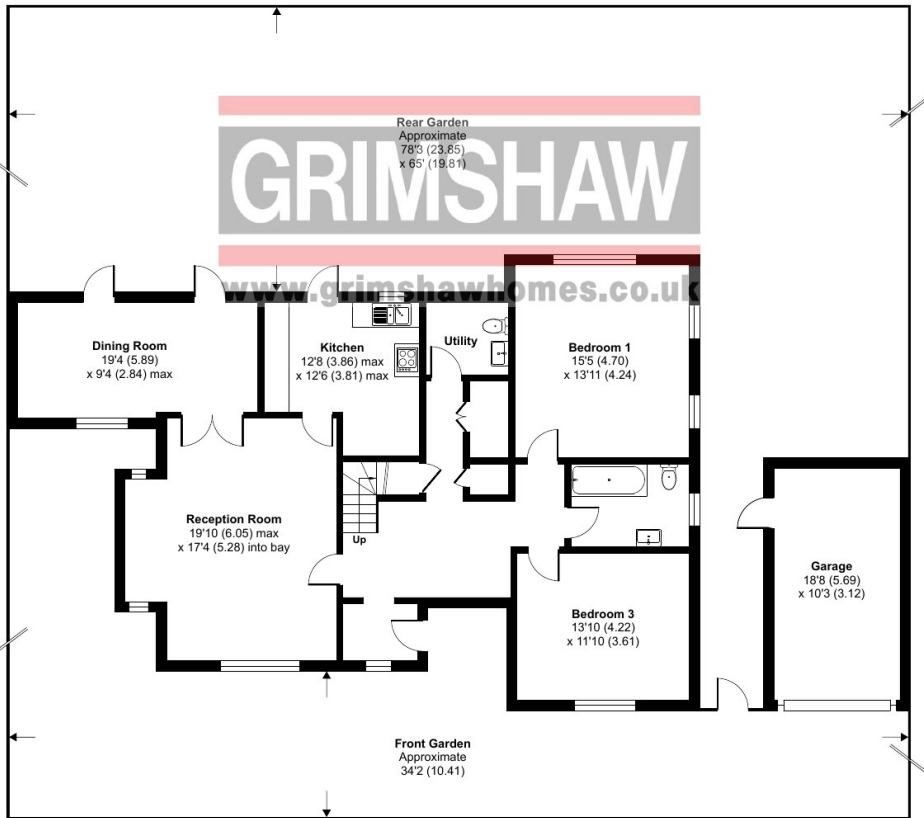
Approximate Area = 1653 sq ft / 153.5 sq m
 Limited Use Area(s) = 314 sq ft / 29.1 sq m
 Garage = 190 sq ft / 17.6 sq m
 Total = 2157 sq ft / 200.2 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



EPC Rating = E
 Council tax band = G (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.

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



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