



Ashbourne Road, Ealing, London W5 3ED
Price: £1,299,950 Freehold - No Chain

A 3-4 bedroom detached property on two floors with west-facing rear lawn garden of approx 39ft, forecourt parking.

The property comprises entrance hall, 2 reception rooms, study, kitchen / breakfast room, ground-floor bedroom with a shower room, cloakroom, 3 further bedrooms, bathroom and a shower room.

There is a raised west-facing rear garden of approx 39ft with terrace and forecourt parking at the front.

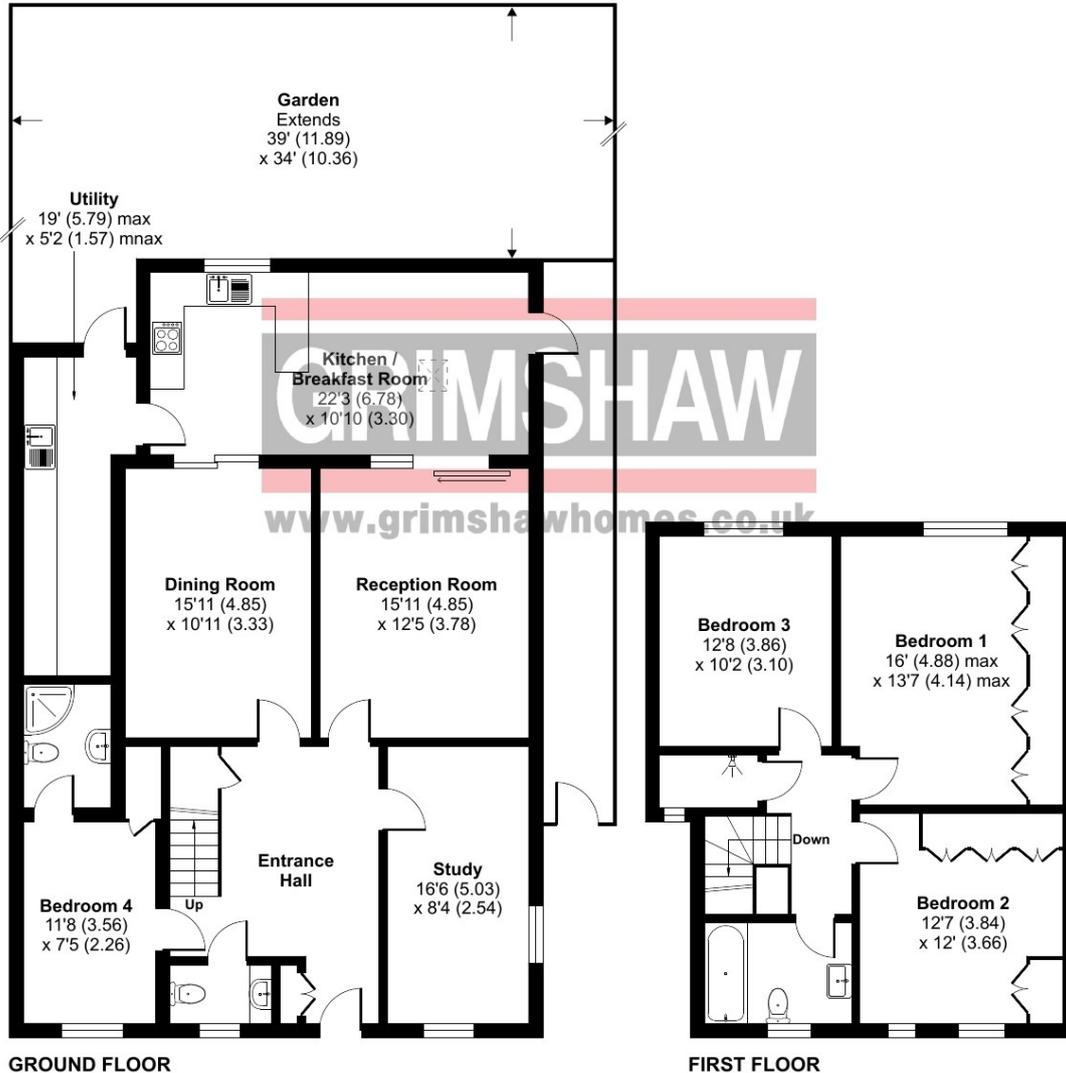
Situated in a good location, in the **Hanger Hill East (Haymills Estate)** a conservation area. With access to **Park Royal** and **Hanger Lane** stations with shopping facilities as well as **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections for the A4 and the M4 & M40 motorways. Well-placed for local schools including Montpelier Primary, West Acton Primary, Ellen Wilkinson High, Holy Family Catholic Primary, Twyford CofE High, St Augustine's Priory and Ada Lovelace CofE High.



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Approximate Area = 1952 sq ft / 181.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grimshaw & Co. REF: 1116745

AWAITING INTERNAL PHOTOGRAPHS
EPC Rating = D 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.

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