



Sandall Road, Ealing, London W5 1JB
Price £879,950 Freehold - No Chain

A 3-bedroom semi-detached property arranged over two floors with rear lawn garden of approx 65ft with patio area and a garage with shared drive.

The property comprises entrance hall, 2 reception rooms (1 with access to rear garden), fitted kitchen (also with access to rear garden), 3 bedrooms, family bathroom with WC and a separate WC.

Outside is a rear lawn garden with patio area, garage with shared drive and paved front garden.

Situated in a good location, on the **Hanger Hill East (Haymills)**, a conservation area, with **Hanger Lane & Park Royal** stations and local shopping facilities really close by. With access to **North Ealing & West Acton** stations with local shopping facilities, buses towards **Ealing Broadway** station with Elizabeth Line connection & town centre and the A4, M4 & M40 motorways. Well-placed for local schools including Montpelier & St Gregory's Primaries, St Benedict's, St Augustine's Priory, Notting Hill & Ealing High, Ada Lovelace CofE High, The Japanese School and Ellen Wilkinson High.



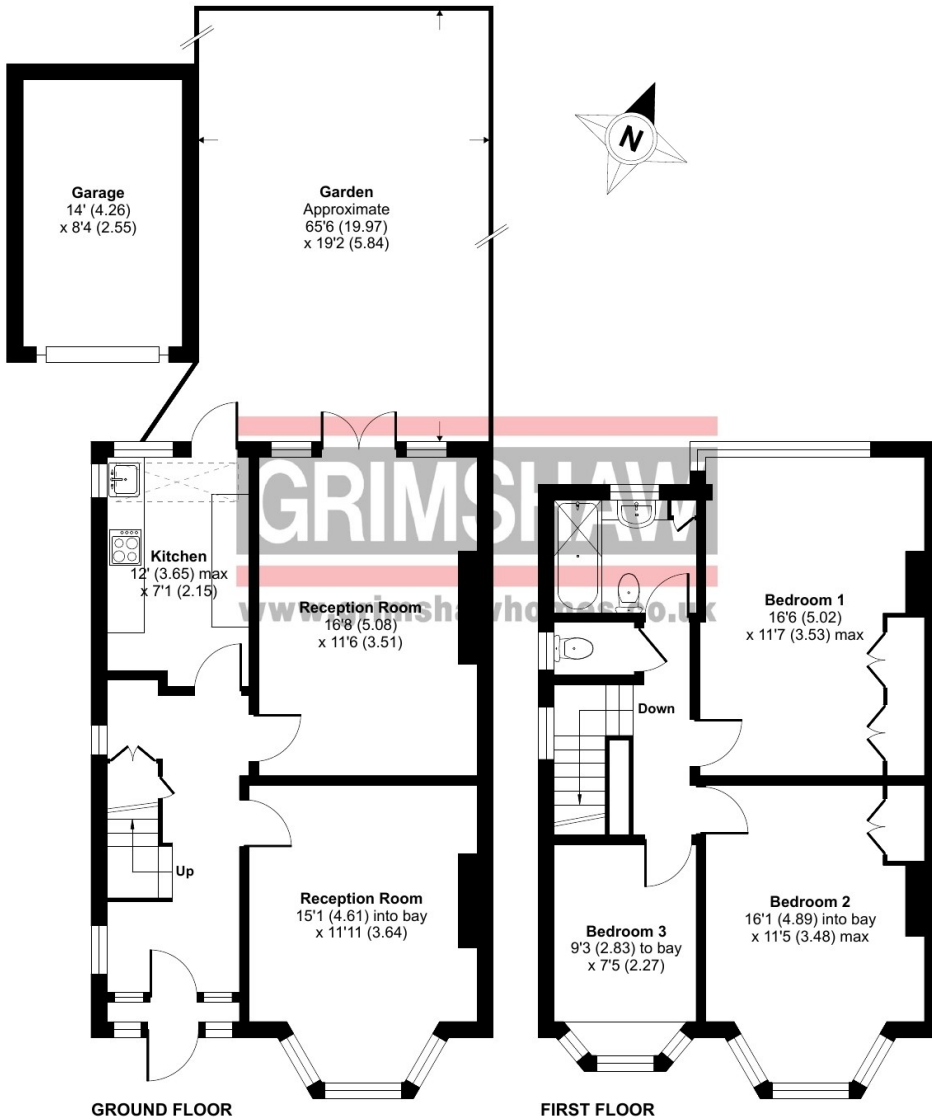
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Approximate Area = 1180 sq ft / 109.6 sq m

Garage = 117 sq ft / 10.8 sq m

Total = 1297 sq ft / 120.4 sq m

For identification only - Not to scale



EPC Rating = D
Council tax band = F (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