



Grimshaw & Co

Beaufort Close, Ealing, London W5 3EE
Price: £1,295,000 Freehold

Situated in a favoured location, on the **Hanger Hill East (Haymills Estate)** conservation area, with no through traffic and well-placed for transport links including **Park Royal, Hanger Lane, North Ealing & West Acton** stations and **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Well-placed for local schools which includes Montpelier Primary, St Augustine's Priory, The Japanese School and Ellen Wilkinson High.

A very appealing 3 double bedroom Haymills-built house on two floors, needing some updating with a beautiful rear garden of approx 53', garage at the side and forecourt parking. There is potential to enlarge at the side, rear and loft (subject to usual regulations)

The attractive accommodation comprises entrance hall, cloakroom, kitchen / breakfast room, 2 reception rooms (1 is large and extended approx 21ft), 3 double bedrooms and a family bathroom with separate WC.

There is a beautiful landscaped rear garden of approx 53' and a garage at the side with forecourt parking.



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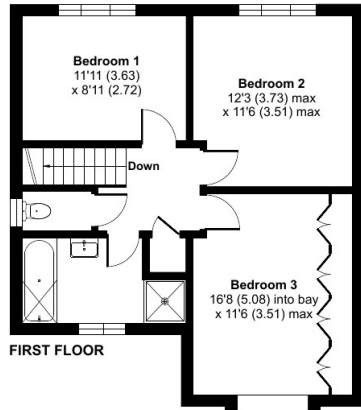


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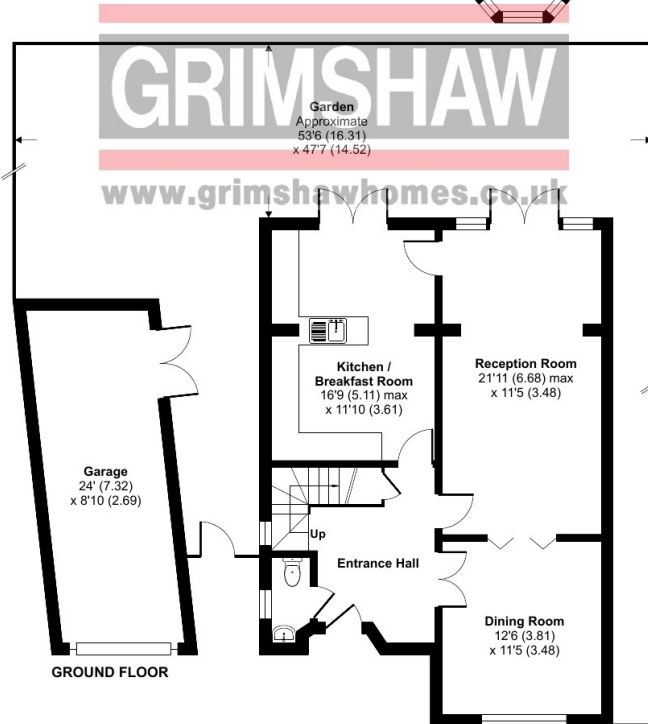
Beaufort Close, London, W5

Approximate Area = 1361 sq ft / 126.4 sq m
 Garage = 212 sq ft / 19.6 sq m
 Total = 1573 sq ft / 146 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grimshaw & Co. REF: 1149647

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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26.06.2024 Ref: 9869

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