



Brunswick Road, Ealing, London W5 1AJ
Price £1,100,000 Freehold

A beautifully-appointed 3-bedroom semi-detached house on two floors with ground-floor extension and large rear lawn garden of approx 123ft with detached rear garden office.

The property comprises entrance hall, double open-plan reception room with double doors at the rear of reception room extension which is open-plan with the fitted L-shaped kitchen, WC with wash hand basin, 3 bedrooms and family shower room.

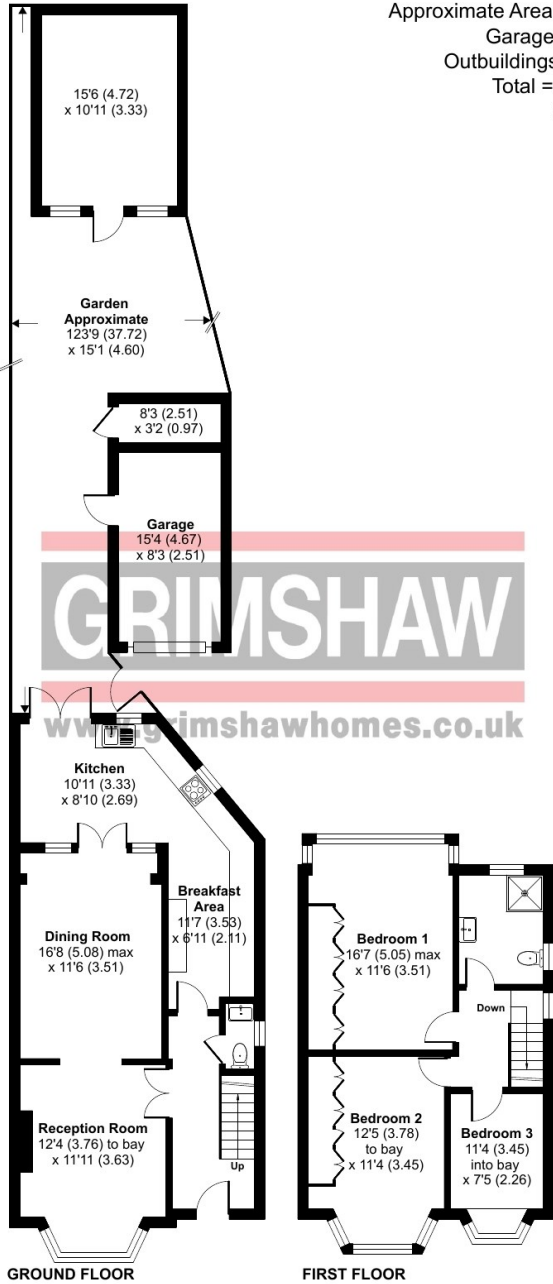
Outside is a large rear lawn garden with terraced and detached garden office. At the front off-street parking and shared drive leads to the garage.

Situated on the favoured **Greystoke Park Estate**, in the **Brunswick** conservation area, just a few minutes' walk to **Hanger Lane** station with local shopping facilities and also well-placed for **Park Royal** station also with local shopping facilities. Several bus routes are nearby including for **Ealing Broadway** station with Elizabeth Line connection & town centre. The beautiful open space of Hanger Hill park is nearby. Also with access to the M1, M4 & M40 motorways. Well-paced for a number of local schools including St Benedict's, St Augustine's Priory, Montpelier Primary, Ada Lovelace CofE High, St Gregory's Primary, Ellen Wilkinson High, Notting Hill & Ealing High and Twyford CofE High.



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Approximate Area = 1303 sq ft / 121 sq m
 Garage = 128 sq ft / 11.8 sq m
 Outbuildings = 197 sq ft / 18.3 sq m
 Total = 1628 sq ft / 151.1 sq m
 For identification only - Not to scale



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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.

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

