



Ashbourne Road, Ealing, London W5 3ED
Price: £1,595,000 Freehold - No Chain

A 5-bedroom detached Haymills property arranged over three floors with west-facing rear lawn garden, integral garage and multi-car off-street parking.

With prior planning consent for part single storey, part two storey rear extension and two storey side extension. While the consent may have lapsed, they can be resubmitted by the new owners.

The ground-floor accommodation comprises entrance hall, 2 reception rooms (both approximately 25ft and 1 at the rear with 2 doors to the garden), fitted kitchen (also with access to the garden), cloakroom and a utility room (also with access to the rear garden).

On the first-floor are 4 bedrooms and a family bathroom. Bedroom 1 has access to a balcony at the front. Bedroom 2 has an en suite sauna and bathroom.

Up to the second floor with a bedroom and an en suite bathroom.

Outside is a west-facing rear lawn garden of approx 61ft with paved terrace, integral garage and multi-car 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 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 = 2320 sq ft / 215.5 sq m

Limited Use Area(s) = 58 sq ft / 5.3 sq m

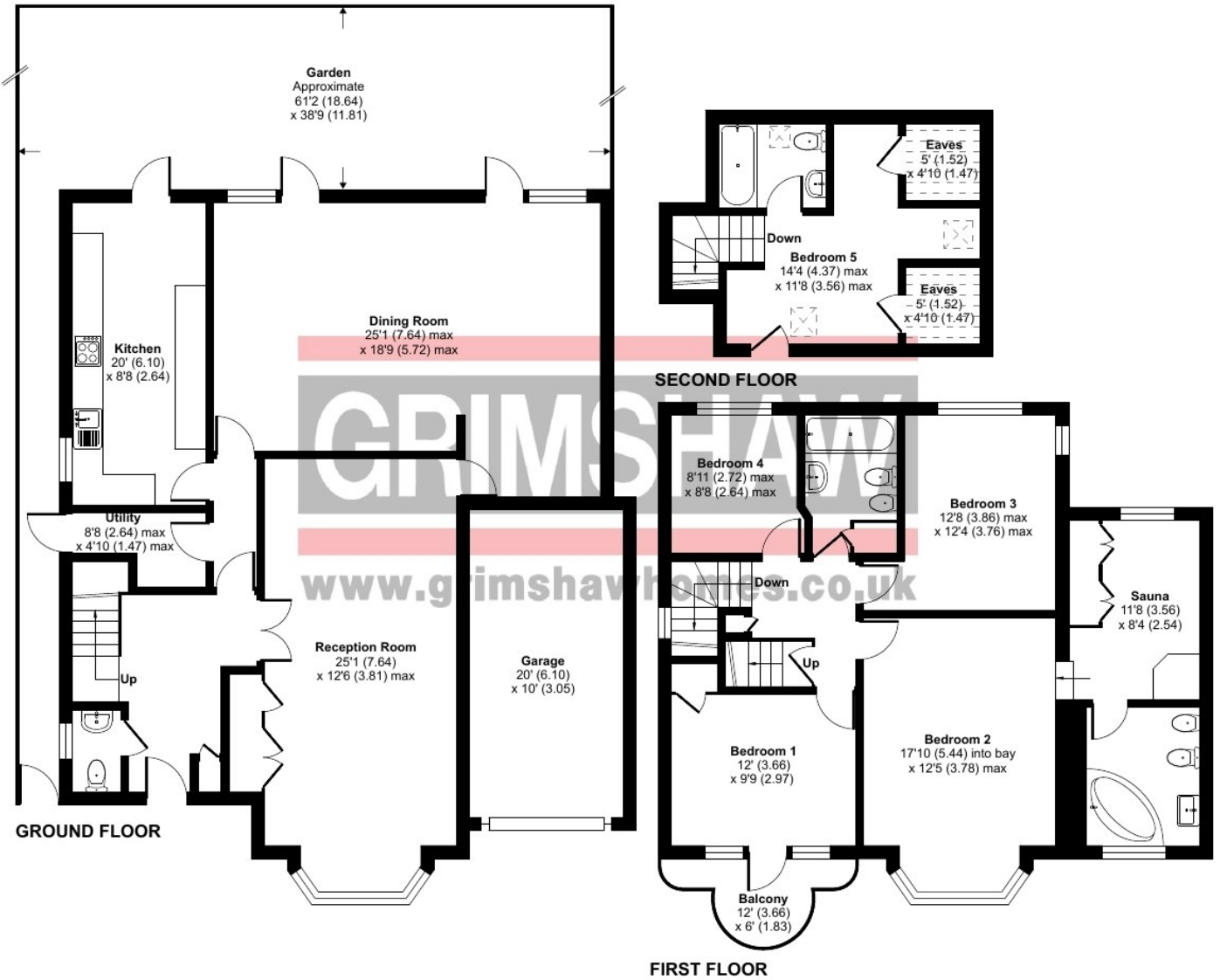
Garage = 200 sq ft / 18.5 sq m

Total = 2578 sq ft / 239.3 sq m

For identification only - Not to scale



Denotes restricted head height







EPC Rating = D

Council tax band = H £3,896.68 for current financial year 2024-2025

Local authority: London Borough of Ealing

Parking: Off-street parking and street parking CPZ area O

Accessibility: Internal staircase

Connected services and utilities: Mains water and drainage, gas, electricity, boiler and radiators and mains gas

Flood risk: -

Surface water very low risk which means less than 0.1% chance of a flood each year.

Rivers and sea very low risk which means less than 0.1% chance of a flood each year.

All 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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