



Ashbourne Road, Ealing, London W5 3DJ
Price £1,450,000 Freehold

An extended, much improved and beautifully-presented 3-4 bedrooms detached property arranged over two floors with a lovely landscaped rear lawn garden, integral garage and off-street forecourt parking.

With entrance hall, double reception room, cloakroom, rear reception room extension / guest bedroom 4, extended modern kitchen / dining room, 3 further bedrooms, modern family bathroom and an en suite shower room.

There is a lovely landscaped rear lawn garden of approx 83ft with side access, integral garage and off-street forecourt parking for 2 cars.

Situated in a favoured location, on the **Hanger Hill East (Haymills Estate)** a conservation area. With access to a number of local schools including Holy Family Catholic Primary, St Augustine's Priory, Ellen Wilkinson High, Montpelier Primary, Ada Lovelace CofE High, The Japanese School, West Acton Primary and Twyford CofE High.

Good transport connections approximately 8 minutes' walk to **Park Royal** (Piccadilly Line) and **Hanger Lane** (Central Line) stations, 1 mile to both **North Ealing** (Piccadilly Line) and **West Acton** (Central Line) stations all with local shopping facilities, as well as 1.4 miles to **Ealing Broadway** station with Elizabeth Line, District Line & Central Line connections, Ealing town centre for numerous shopping facilities, bars and restaurants. Road connections include A40 / Western Avenue, A4 and the M4 / M40 motorways.



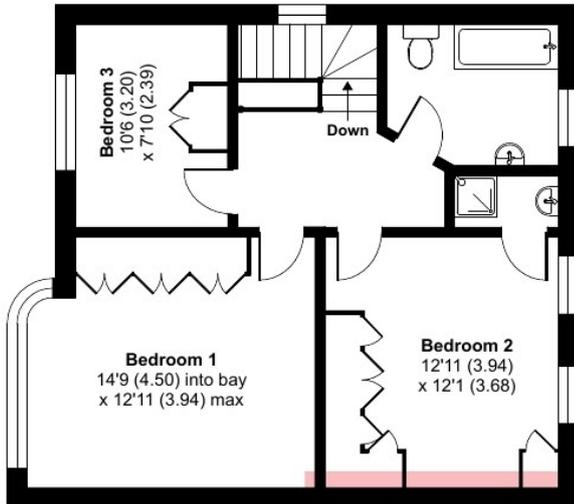
Ashbourne Road, London, W5

Approximate Area = 1467 sq ft / 136.3 sq m

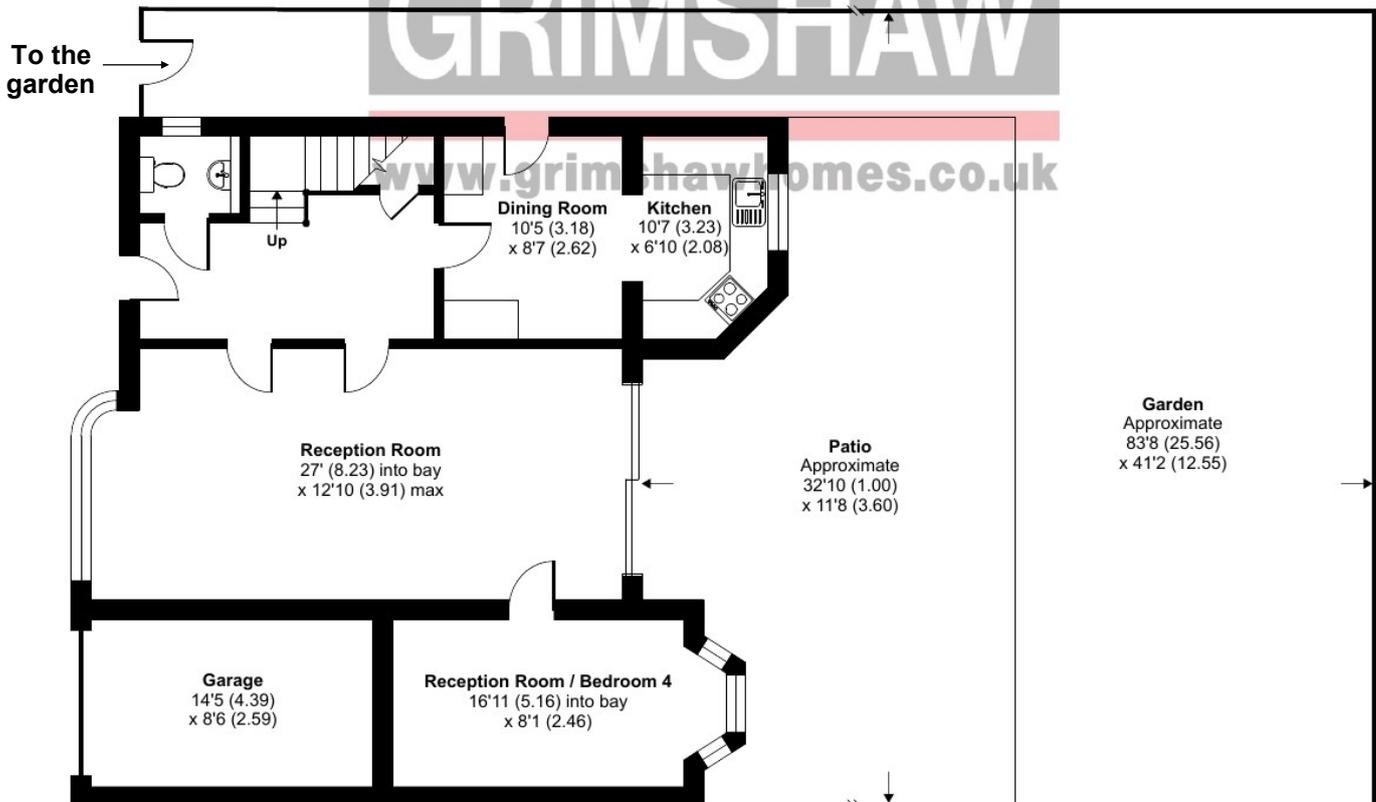
Garage = 125 sq ft / 11.6 sq m

Total = 1592 sq ft / 147.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





EPC Rating = D

Council tax band = G (£3,247.24 for 2024/2025)

Local authority: London Borough of Ealing

Parking: Off-street forecourt parking, integral garage and Hanger Hill controlled parking zone O

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (combi boiler and gas heating): mains drainage: broadband connected: landline connected: loft insulated and 90% boarded

Surface water : 'High' means more than 3.3% chance of a flood each year.

Rivers and sea: 'Very low' 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.

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

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