



Clarendon Road, Ealing, London W5 1AB Price £955,000 Freehold - No Chain

A well-presented 3-bedroom semi-detached residence arranged over two floors with an east / west aspect. The property benefits from a front lawn garden, large west-facing rear lawn garden of approx 118ft and a garage with shared drive.

Entrance hall, 2 reception rooms, to a conservatory, kitchen, cloakroom, 3 bedrooms and a shower room with a separate WC.

Outside is a front lawn garden, a large **west-facing** rear lawn garden of approx 118ft with side access and a garage with shared drive.

Situated on the favoured **Greystoke Park Estate**, in the **Brunswick** conservation area, near to the lovely open space of Hanger Hill Park and close to several outstanding local schools including Montpelier Primary. Well-placed for transport links including Central line, Piccadilly line and District line. An easy walk to Pitshanger Lane for local shopping facilities, bars and restaurants. Buses are nearby towards **Ealing Broadway** station with Elizabeth Line connection & town centre. Also with access to the M4 & M40 motorways. Other local schools include St Benedict's, St Gregory's Primary, St Augustine's Priory, Ada Lovelace CofE High and Notting Hill & Ealing High.



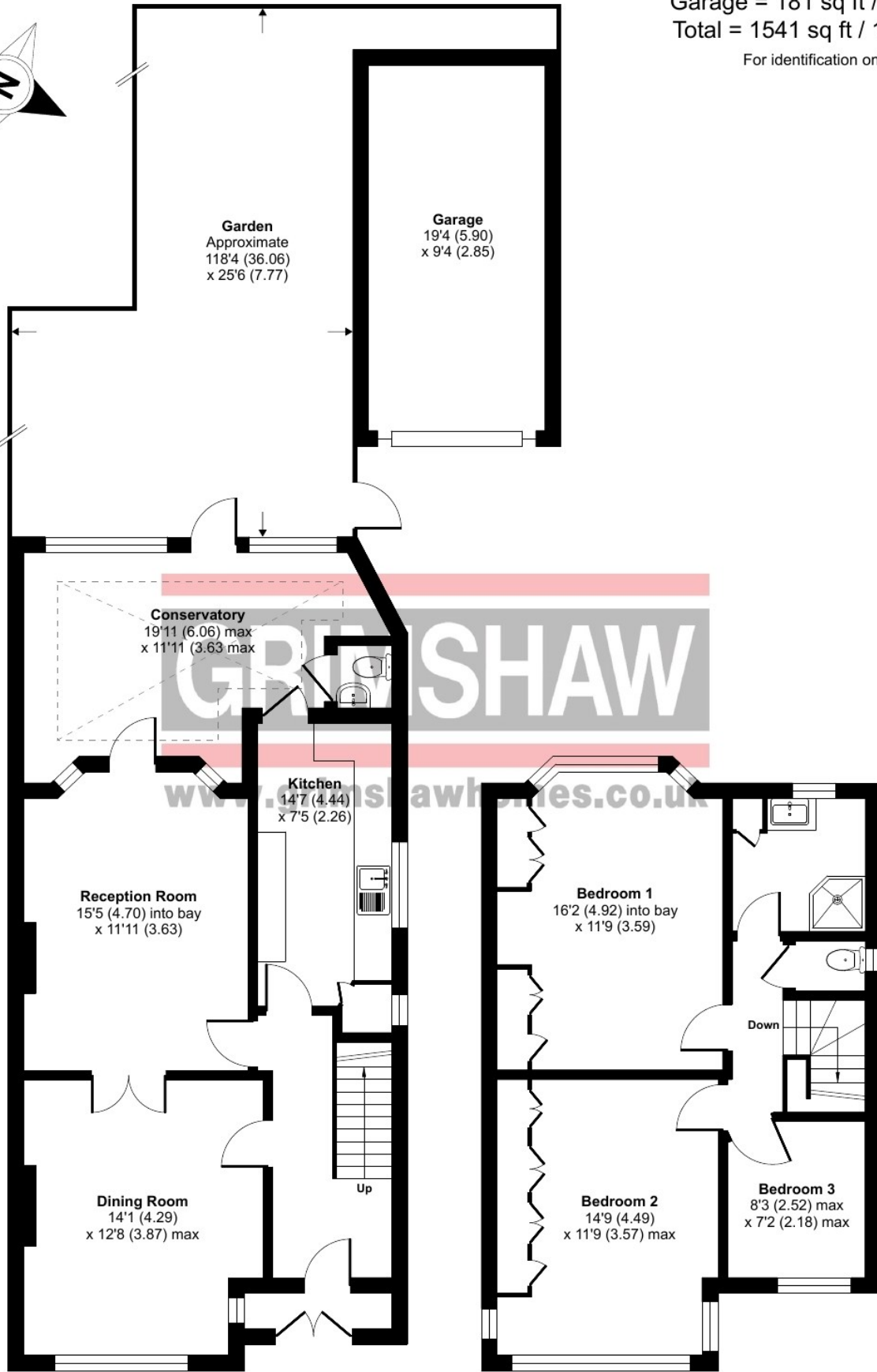
Clarendon Road, London, W5

Approximate Area = 1360 sq ft / 126.3 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 1541 sq ft / 143.2 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR





EPC Rating = E

Council tax band = F (£2,814.27 for 2024/2025)

Local authority: London Borough of Ealing

Parking: Garage at the rear with shared drive. Controlled parking zone: Hanger Hill Extension Zone (O)

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (Potterton gas central heating boiler and radiator heating): mains drainage: no broadband: landline connected

Surface water: 'Very low' means less than 0.1% 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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