



Ainsdale Road, Ealing, London W5 1JX
Price: £999,950 Freehold

Situated in a favoured location, near to a number of local schools including Montpelier & St Gregory's Primaries, St Augustine's Priory, Ada Lovelace CofE High, St Benedict's and Notting Hill & Ealing High. With local shopping facilities, bars and restaurants in the award-winning Pitshanger Lane. Access to **Hanger Lane** station and shops and ready access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants. Good road connections for A4, A40 and M4 & M40 Motorways.



A 3-bedroom semi-detached arranged over two floors with a lovely large south-facing rear garden of approx 108ft, converted garage and shared drive.

The ground-floor accommodation comprises entrance hall, 2 reception rooms with fireplace surrounds and a fitted kitchen.

On the first floor are 3 bedrooms (2 are doubles) and a family bathroom with separate WC.

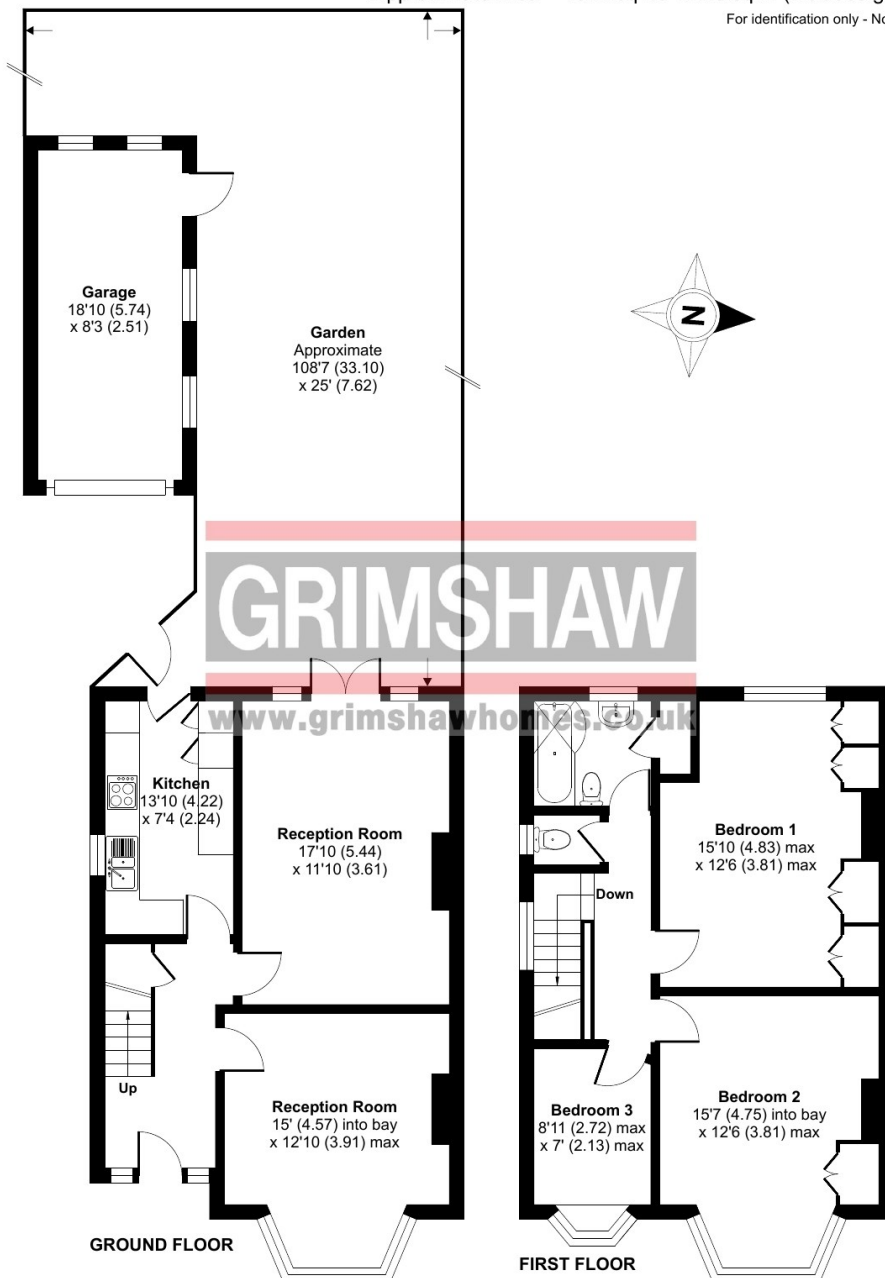
To the front is a landscaped garden. There is a beautiful large south-facing rear lawned garden of approx 108ft, converted garage and shared drive.



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Approximate Area = 1322 sq ft / 122.8 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Grimshaw & Co. REF: 956791

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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14.03.2023 Ref: 9700

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