



Grimshaw & Co

Ashbourne Road, Ealing, London W5 3ED Price: £1,500,000 Freehold - No Chain

On the favoured Haymills Estate, this 4-bedroom detached property with large garage is offered with no onward chain.

The property comprises a double reception room (approx 24' wide) to the rear and looking out on to the lovely approx 81' lawned garden, cloakroom, good-sized kitchen and a further reception room to the front. To the front of the property there is off street parking and a large garage.

On the first floor there are 3 double bedrooms family bathroom and a separate shower room.

On the second floor there is the 4th bedroom. The rear bedrooms are not over looked.

We understand there is further potential for extension (subject to the usual regulations).

Situated in a favoured location, on the **Hanger Hill East (Haymills Estate)** a conservation area, with access to **Park Royal, North Ealing, West Acton** and **Hanger Lane** stations and local shopping facilities, **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Well-placed for local schools including Montpelier & St Gregory's Primaries, St Augustine's Priory, The Japanese School, Twyford CofE High, West Acton Primary, Ada Lovelace CofE High and Ellen Wilkinson High.



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Denotes restricted head height

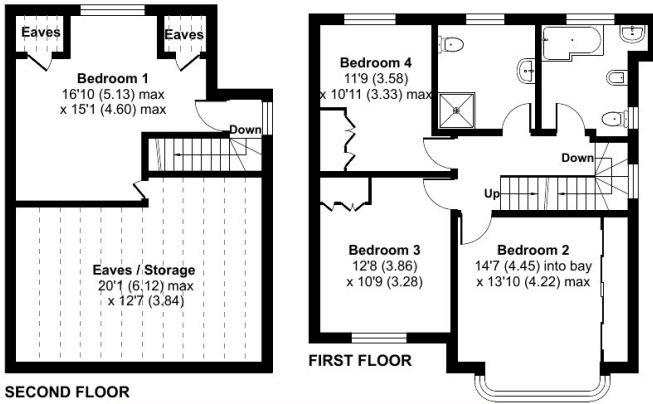
Ashbourne Road, London, W5

Approximate Area = 1867 sq ft / 173.4 sq m
Limited Use Area(s) = 315 sq ft / 29.2 sq m
Garage = 238 sq ft / 22.1 sq m
Total = 2420 sq ft / 224.7 sq m

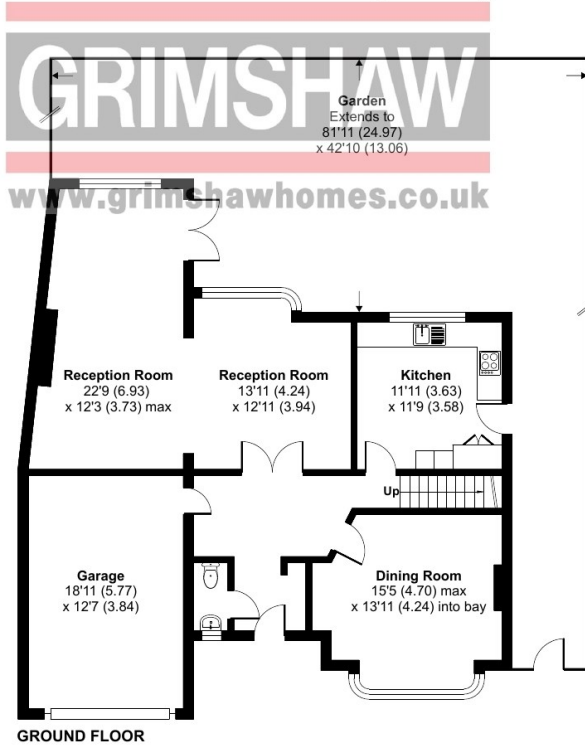
For identification only - Not to scale



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EPC Rating = E
Council tax band = G (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.

16.04.2024 Ref: 9787

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

