



Grimshaw & Co

**Audley Road, Ealing, London W5 3ET**  
**Price: £2,450,000 Freehold**

**A 5-6 bedroom detached family home on three floors which has been extended and recently refurbished.**

As you enter the property, the spacious hall leads on to a 2 reception rooms, a bedroom with an en suite shower room. The large rear double reception room has bi-folding doors onto the rear garden and double doors lead to a large 30ft kitchen / dining room with access to a utility room. Ground-floor cloakroom with WC, and storage area.

On the first floor are 4 good-sized bedrooms and 2 family bathrooms. The second floor has a further bedroom of approx 31ft and a shower room.

There is a lovely landscaped south-facing rear garden with a large decked terrace and steps leading to the lawn. There is off-street parking for multiple cars at the front.

Situated in a popular road on the favoured **Hanger Hill East (Haymills Estate)** a conservation area. Access to a number of local transport facilities including **North Ealing, Park Royal, West Acton** and **Hanger Lane** stations with local shopping facilities. Also with access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections include A4, M4 & M40 motorways. Local schools include Montpelier and St Gregory's Primaries, St Augustine's Priory, Ada Lovelace CofE High, The Japanese School, West Acton Primary, Twyford CofE High and Ellen Wilkinson High.



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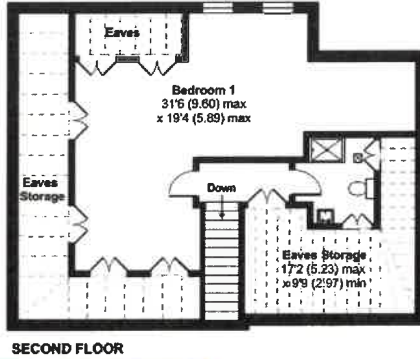
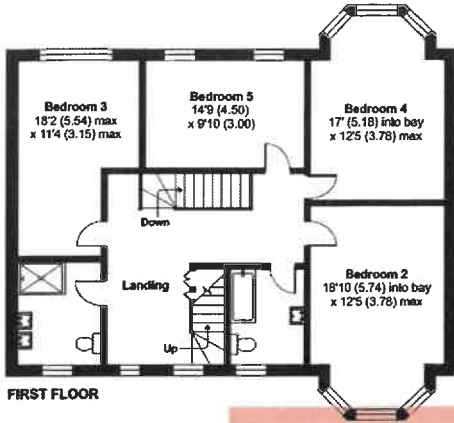
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# Audley Road, Ealing, London, W5

Approximate Area = 3325 sq ft / 308.8 sq m  
 Limited Use Area(s) = 425 sq ft / 39.4 sq m  
 Outbuilding = 25 sq ft / 2.3 sq m  
 Total = 3775 sq ft / 350.6 sq m

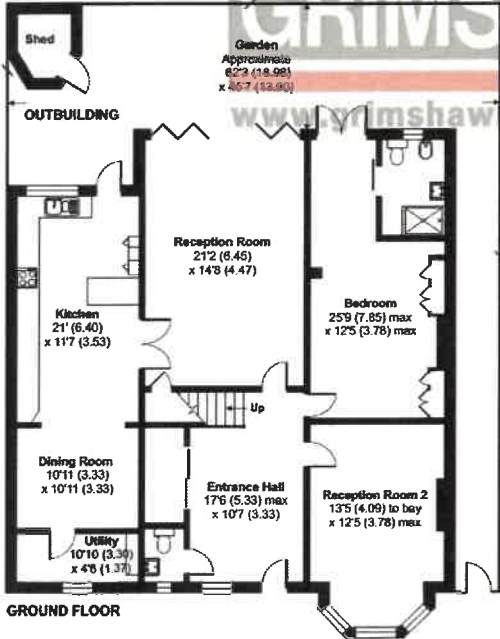
For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © rics/hcom 2023 Produced for Grimshaw & Co REF: 1019071

EPC Rating = D  
 Council tax band = H (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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20.09.2023 Ref: 9749

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