



Baronsmede, Ealing, London W5 4LS
Price: £1,450,000 Freehold - No Chain

An outstanding 4-bedroom detached residence skilfully enlarged and exceptionally well-appointed with spacious loft, extensive ground-floor extension, open views at the rear and double paved forecourt. Tastefully decorated throughout. Landscaped rear garden of approx 82' with detached studio/garden room with shower room, separate gas central heating and electricity.

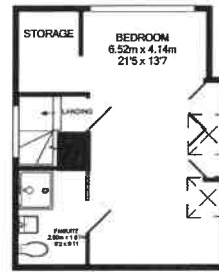
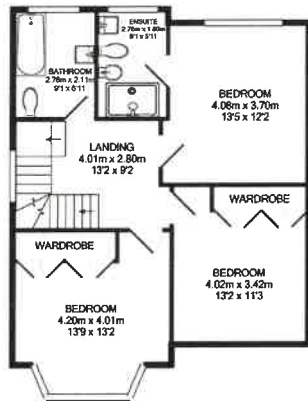
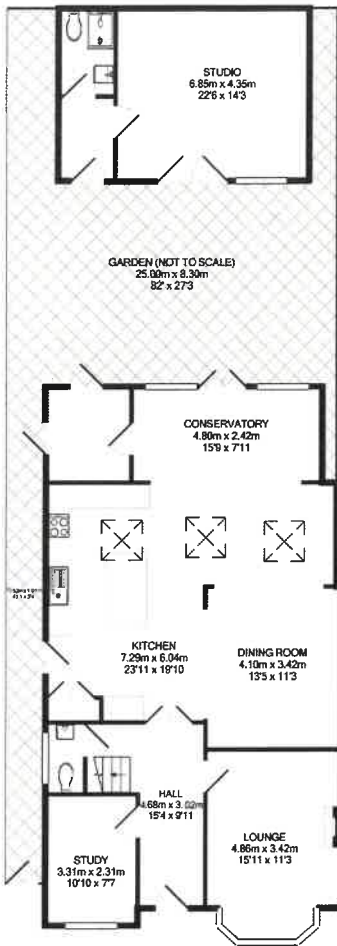
The ground-floor has a study, front reception room with beamed ceiling and French empire-style fireplace surround. The rear reception room has been extended and open-plan with kitchen area. It provides lots of natural light both from the skylights as well as the conservatory windows and doors. There is also a guest cloakroom off the hall and a laundry room off the conservatory

On the first floor are 3 good sized bedrooms a family bathroom with the rear bedroom having glorious views over the rear garden and an en suite shower room.

Up to the second floor with a double aspect bedroom and an en suite shower room.

With open views across playing fields at the rear and within walking distance to the lovely open space of Gunnersbury park and **Acton Town** station with shopping facilities and restaurants. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections for North Circular Road, A4 and M4 / M40 motorways. Well-placed for a number of local schools including Christ The Saviour Primary, Ark Acton Academy, Mount Carmel Catholic Primary, Grange Primary, Twyford CofE High, Ark Soane Academy, Ada Lovelace CofE High, Ellen Wilkinson High and Berrymede Infant & Junior schools.





Approx. Floor Areas
 Ground Floor 126.3 sq m / 1360 sq ft
 First Floor 65.5 sq m / 706 sq ft
 Second Floor 32.9 sq m / 354 sq ft
 Total Aprox. Floor Area 224.7 sq m / 2419 sq ft

Measurements are approximate. Not to scale. Illustrative purposes only.
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(some photographs taken previously)
 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.

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