



**Beaufort Road, Ealing, London W5 3EB**  
**Price: £1,500,000 Freehold**

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

**An appealing 3-bedroom detached Haymills house on two floors with a large rear garden, garage at the side and offering great potential to enlarge / extend (subject to usual regulations).**

The accommodation comprises hall, cloakroom, double reception room, kitchen, 3 bedrooms and a bathroom with separate WC.

There is an attractive rear lawned garden with a summerhouse of approx 86' and overlooking adjoining gardens, garage at the side and forecourt parking.



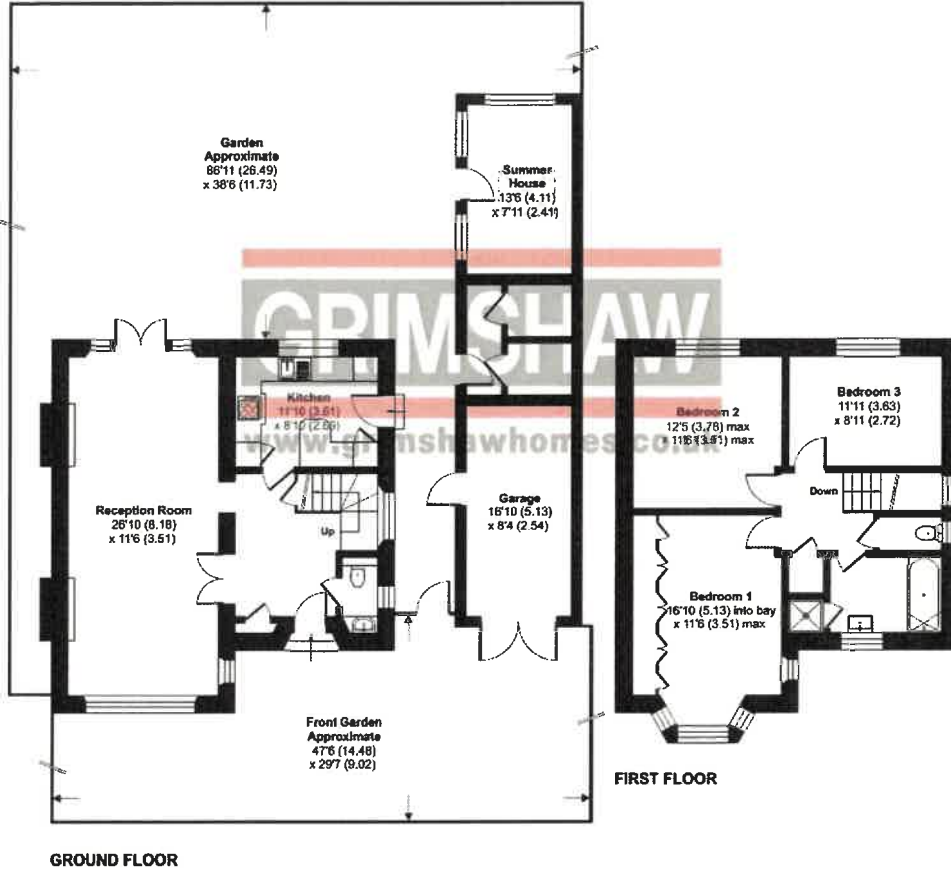
# Beaufort Road, London

Approximate Area = 1354 sq ft / 126 sq m (includes garage)

Outbuilding = 185 sq ft / 17 sq m

Total = 1539 sq ft / 143 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Grimshaw & Co REF: 625851

(Photographs taken previously)  
 EPC Rating = D  
 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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