



Kingfield Road, Ealing, London W5 1LD Price: £1,265,000 Freehold - No Chain

A beautifully-appointed 5-bedroom 1930s semi-detached house on three floors has been superbly refurbished and extended throughout by the current owners. All rooms have wood floors, generous proportions and lots of natural light. The property boasts 27' x 19' stylish bespoke kitchen/dining room with underfloor heating, huge skylights and sliding doors onto the lawned rear garden providing perfect entertaining space and a lovely family home.

An attractive hallway with period-style tiling and a guest cloakroom leads to the front reception room with wood floors and bay window. The rear reception room opens to a spacious kitchen/dining room with sliding doors onto the 52' lawned rear garden and garden shed. There is also a separate utility room.

On the first-floor are 3 bedrooms and a good sized family bathroom. The second-floor has 2 further bedrooms and a walk-in shower.

There is a deep front garden with potential for off-street parking (subject to the usual regulations).

Kingfield Road is situated on one of the favourite roads on the **Greystoke Park Estate**. Within walking distance to Montpelier & St Gregory's Primaries, St Augustine's Priory, Ada Lovelace CofE High, Notting Hill & Ealing High and St Benedict's. Pitshanger Lane is close by for local shops, bars and restaurants, Pitshanger Park and the open spaces of Hanger Hill Park. Access to **Hanger Lane** and **Park Royal** stations and also **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections for the M4 & M40 motorways.

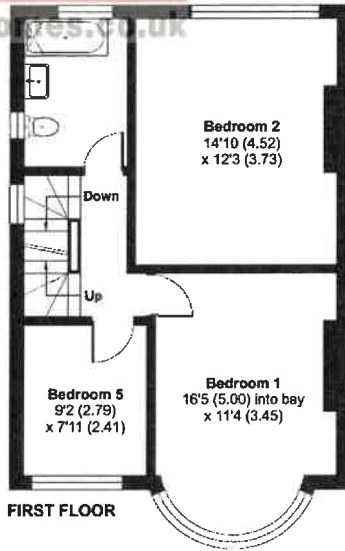
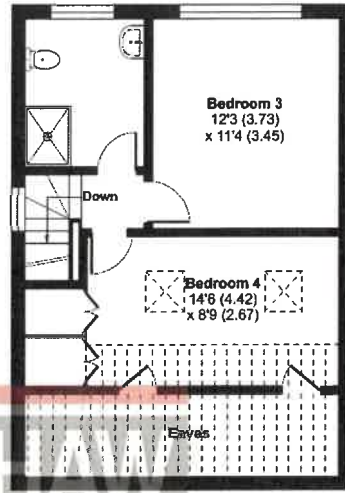


Kingfield Road, London, W5

Approximate Area = 1722 sq ft / 159.9 sq m (excludes shed)
 Limited Use Area(s) = 144 sq ft / 13.3 sq m
 Total = 1866 sq ft / 173.2 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © rics.com 2023 Produced for Grimshaw & Co REF: 993308

EPC Rating = C
 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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