



Sandall Road, Ealing, London W5 1HZ
Price £899,995 Freehold - No Chain

Situated on the favoured **Greystoke Park Estate**, near to Hanger Hill Park and in the area for Montpelier Primary. A few minutes' walk from **Hanger Lane & Park Royal** stations, Pitshanger Lane for shopping facilities and with buses for **Ealing Broadway** station with forthcoming Crossrail link connection & town centre. Also with access to the M4 & M40 motorways. Other local schools include St Gregory's Primaries, St Augustine's Priory, St Benedict's and Notting Hill & Ealing High.

A 3-bedroom semi-detached 1930s bay-windowed house arranged over two floors with space to extend (subject to usual regulations).

With the benefit of a garage at the side with shared drive-in, forecourt parking and rear garden extends to approx 70' with raised terrace.

The property has been recently upgraded with new bathrooms and a new energy efficient boiler (under warranty). It is fully double-glazed, has full gas central heating, hardwood stairs and stained floors.

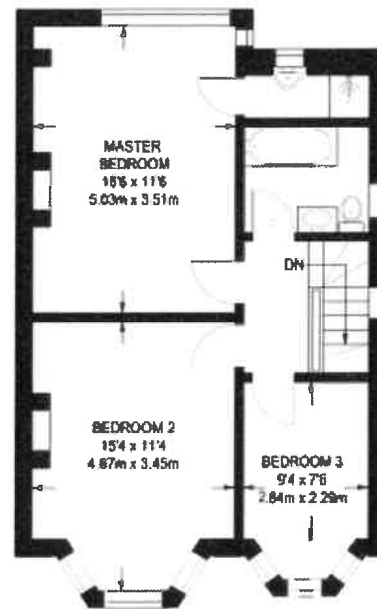
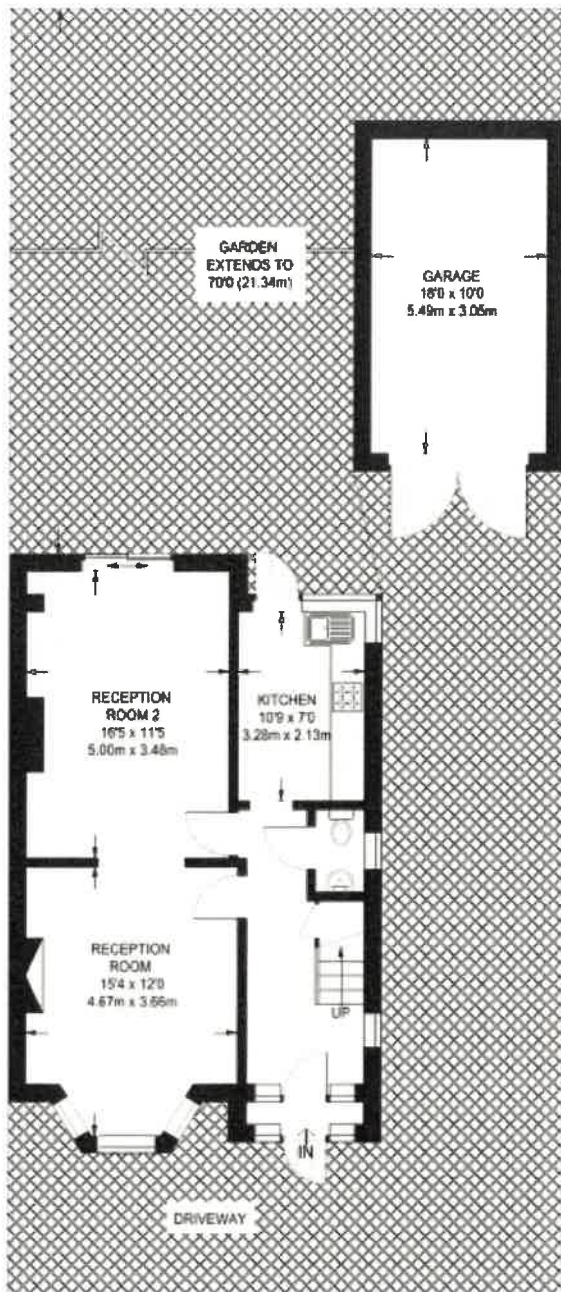
The accommodation comprises hall, cloakroom, 2 communicating reception rooms, fitted kitchen, 3 bedrooms, bathroom and an en suite shower room.

Total approx floor area 124.46 sq m / 1344 sq ft.



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**FIRST FLOOR
573 SQ FT / 53.22 SQ M**

**GROUND FLOOR
585 SQ FT / 54.38 SQ M
GARAGE
186 SQ FT / 17.26 SQ M**

**APPROXIMATE GROSS INTERNAL AREA
1344 SQ FT / 124.46 SQ M**

Floor plan supplied by vendor

**EPC Rating = D
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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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD