



Birkdale Road, Ealing, London W5 1JZ

Price £3,595,000 Freehold - No Chain

A spectacular refurbished and extended detached 5-bedroom, 4-bathroom residence, on the brow of Hanger Hill, with a fantastic, exceptionally large west-facing garden.

The impressive hallway, with wood herringbone floors, leads to the 41ft reception room which connects to an enviable 39ft x 35ft stylish kitchen / dining room with integral appliances. Both reception rooms have tiled floors with underfloor heating, direct access and uninterrupted views to the garden with bi-folding doors. The skylights bring in a plethora of light to the living space, making a light family home. With utility room and cloakroom (WC).

On the first floor, there are 4 bedrooms and 3 bathrooms. Bedroom 5 is located on the 2nd floor, with an en suite bath / shower room.

Outside the beautiful west-facing garden (approx 262ft) with mature trees / borders and terrace for entertaining.

The property has forecourt parking for multiple cars and an integral garage.

We would recommend early viewing of this property.

Situated in a sought-after location, nearby to the lovely open space of Hanger Hill park. Well-placed for local schools including St Benedict's, Montpelier & St Gregory's Primaries, Ada Lovelace CofE High, St Augustine's Priory and Notting Hill & Ealing High. Access to **Hanger Lane & Park Royal** stations, the award-winning **Pitshanger Lane** for local shopping facilities and approx 0.8 miles from **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections for A4 and the M4 & M40 motorways.



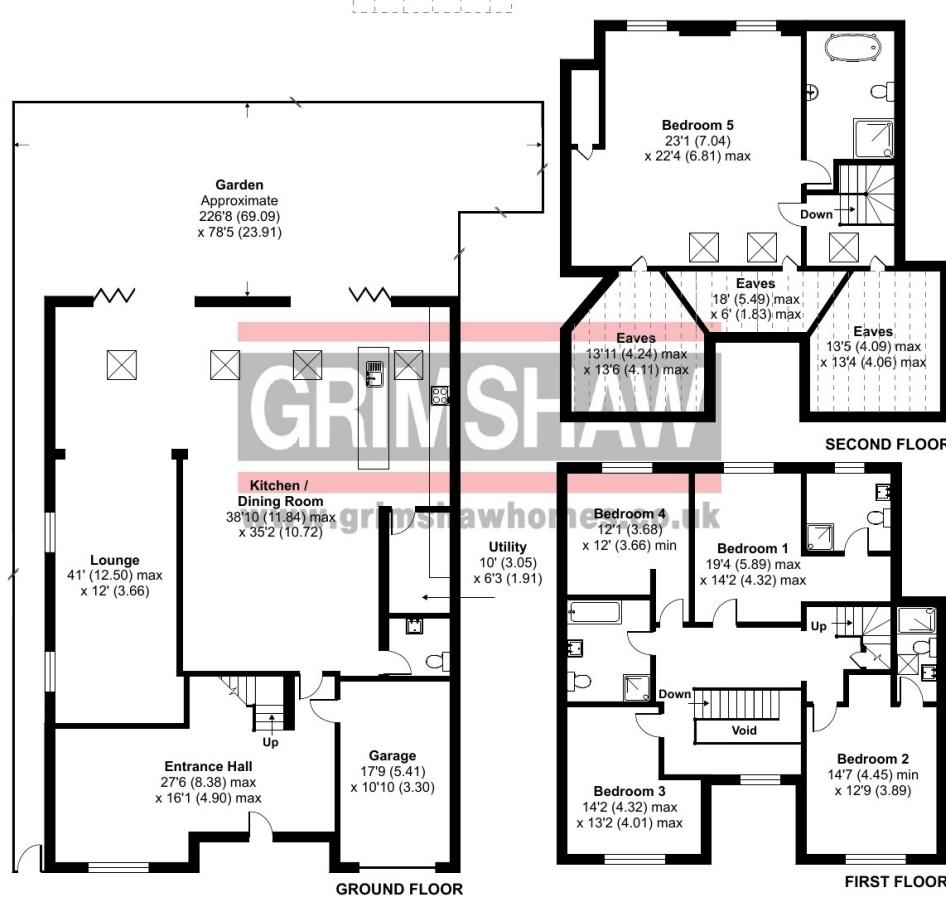
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Approximate Area = 3804 sq ft / 353.3 sq m
 Limited Use Area(s) = 406 sq ft / 37.7 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 4403 sq ft / 409 sq m

For identification only - Not to scale



Denotes restricted head height



 Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2024.
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EPC Rating = C

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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27.03.2024 Ref: 9836

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