



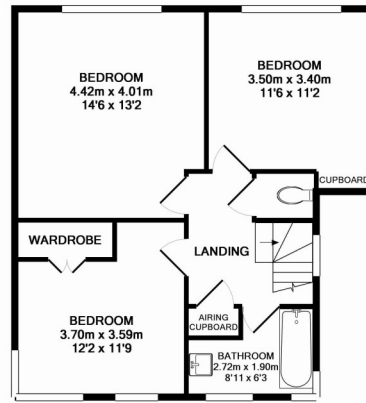
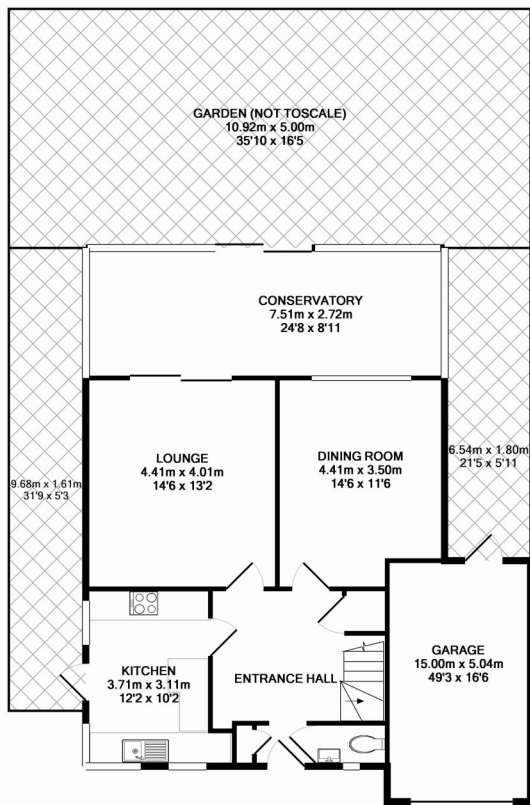
Corringway, Ealing, London W5 3HB
Price £1,299,950 Freehold - No Chain

A 3-bedroom linked-detached property arranged over two floors with an east / west aspect, lovely rear lawn garden of approx 35ft, garage at the side and forecourt parking for 2 cars. The property is perfect for a family home with potential for a ground-floor extension and loft conversion (subject to usual regulations).

The property comprises hall, 2 communicating reception rooms, kitchen, cloakroom, conservatory, 3 double bedrooms, bathroom and a separate WC.

Situated in the favoured **Hanger Hill East (Haymills Estate)** a conservation area. Access to **Park Royal, Hanger Lane, North Ealing** and **West Acton** stations with local shopping facilities, **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Well-placed for local schools including Montpelier Primary, St Benedict's, Holy Family Catholic School, Ellen Wilkinson High, The Japanese School, Twyford CofE High, St Augustine's Priory and Ada Lovelace CofE High.





**GROUND FLOOR APPROX.
FLOOR AREA**
91.4 sq m / 984 sq ft

**FIRST FLOOR APPROX.
FLOOR AREA**
55.8 sq m / 601 sq ft

TOTAL APPROX. FLOOR AREA
147.2 sq m / 1584 sq ft

Measurements are approximate. Not to scale.
Illustrative purposes only.



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.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

08.04.2024 Ref: 9829

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