



The Ridings, Ealing, London W5 3DP Price £1,345,000 Freehold - No Chain

A RARE OPPORTUNITY - In a sought-after position in **The Ridings**, a favoured road on the Hanger Hill East estate (Haymills Estate).

An attractive detached double-fronted Haymills property, in need of renovation throughout, offering the owner the chance to put their own stamp and style on this property. With huge scope for enlarging and extending. The property has an abundance of character and the accommodation is arranged on two floors. With a large west-facing rear garden of approx 104ft.

The ground floor has lots of living space with two large connecting receptions, one of which has access straight onto the garden. The third reception is at the front of the property which connects to a good sized kitchen. With ground-floor cloakroom and WC. On the first floor, there are 2 bedrooms at the rear, a family bathroom and separate WC. The other 2 bedrooms are at the front of the property. With garage.

The house has further potential for a large ground-floor extension, to create a fantastic family kitchen/family room, and extending over the garage, to add 2 en suite bathrooms to the first floor. The loft space could be converted to provide 2 more bedrooms and en suites.

This property is offered with no onward chain.

Good transport links include road networks (A40 and A406) and Park Royal and Hanger Lane underground stations. Local schools include Ada Lovelace, St Augustine's Priory, St Benedict's and Holy Family Primary school.

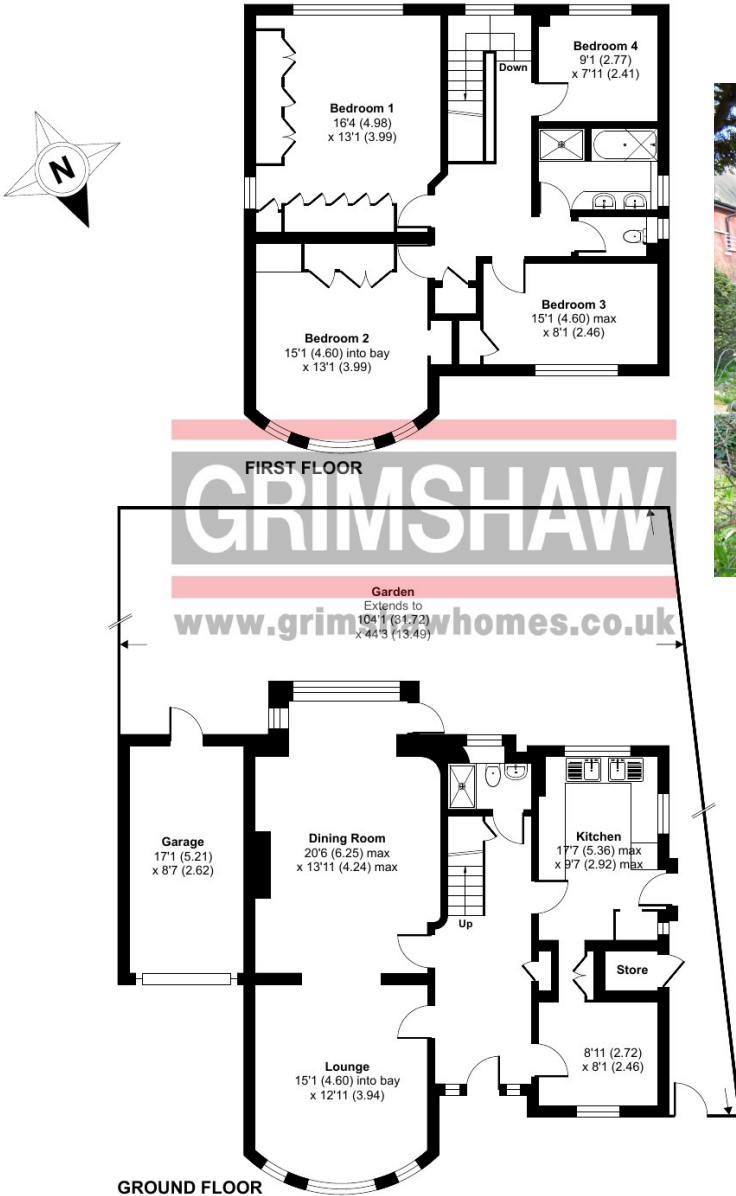
(Any extension work is subject to the usual regulations)



The Ridings, London, W5

Approximate Area = 1754 sq ft / 162.9 sq m
 Garage = 149 sq ft / 13.8 sq m
 Outbuilding = 12 sq ft / 1.1 sq m
 Total = 1915 sq ft / 177.8 sq m

For identification only - Not to scale



EPC Rating = E
 Council tax band = G (subject to confirmation)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Grimshaw & Co. REF: 1090896

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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