



Beaufort Road, Ealing, London W5 3EB
Price £1,950,000 Freehold - No Chain

A 5-bedroom detached double-fronted corner property arranged over three floors with some period features including parquet wood floor and fireplace surrounds. There is a lovely large secluded rear lawn garden and forecourt parking for multiple cars.

The property comprises entrance hall, 3 reception rooms (1 at the rear with double doors to the fitted kitchen / breakfast room), cloakroom, utility room, 5 bedrooms (1 on second floor), family bathroom and 2 further bathrooms (1 en suite).

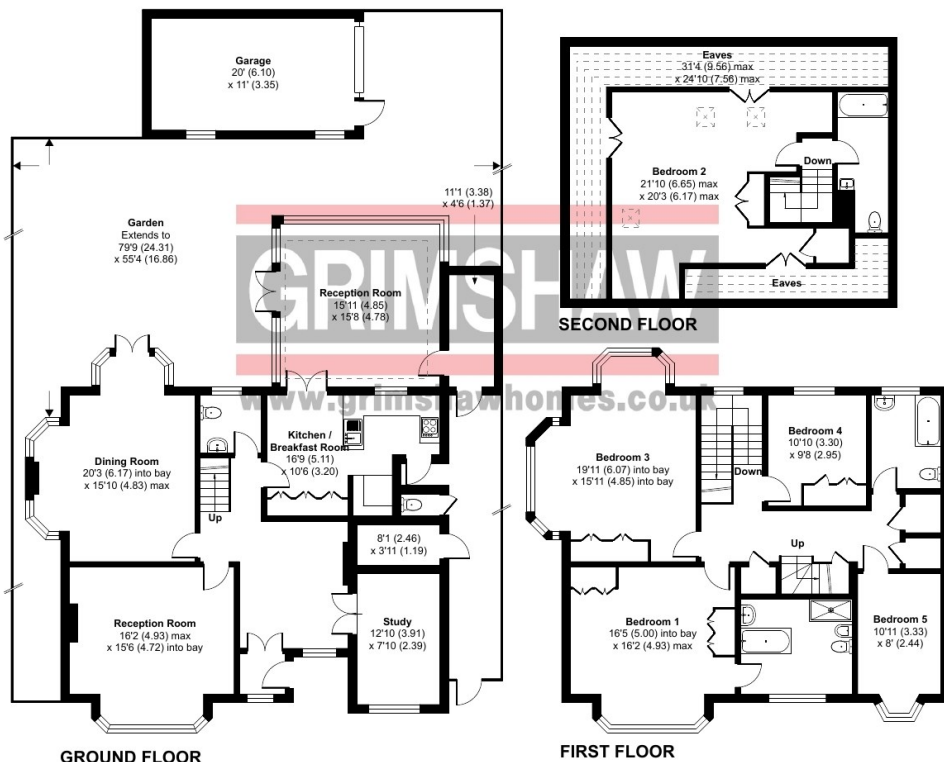
Situated in a favoured location, in the popular **Hanger Hill East (Haymills)** a conservation area, with **Hanger Lane** & **Park Royal** stations and local shopping facilities close by. Access to **North Ealing** & **West Acton** stations also with local shopping facilities. Buses are nearby towards **Ealing Broadway** station with Elizabeth Line connection & town centre and the A4, M4 & M40 motorways. Well-placed for a number of local schools including Montpelier & St Gregory's Primaries, St Augustine's Priory, St Benedict's, Notting Hill & Ealing High, Ada Lovelace CofE High, The Japanese School and Ellen Wilkinson High.



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Approximate Area = 3000 sq ft / 278.7 sq m
 Limited Use Area(s) = 309 sq ft / 28.7 sq m
 Outbuildings = 41 sq ft / 3.8 sq m
 Garage = 220 sq ft / 20.4 sq m
 Total = 3570 sq ft / 331.6 sq m

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Grimshaw & Co. REF: 1135406

EPC Rating = D
 Council tax band = H (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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