



Beaufort Close, Ealing, London W5 3EE

Price £1,499,950 Freehold - No Chain

A 3-bedroom detached house on two floors with an additional ground-floor bedroom and en suite.

The accommodation comprises entrance hall, double open-plan reception room, fitted kitchen, utility room, cloakroom, ground-floor bedroom with an en suite, 3 further bedrooms (1 with a balcony) and a family bathroom with a separate WC.

Outside there is a rear garden (extending to approx 96ft) with paved terraced and raised lawn area, garage and off-street parking for 2 cars.

Situated in a favoured location, on the **Hanger Hill East (Haymills Estate)** conservation area, with no through traffic and well-placed for transport links including **Park Royal**, **Hanger Lane**, **North Ealing** & **West Acton** stations and **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Well-placed for local schools which includes Montpelier Primary, St Benedict's, St Augustine's Priory, The Japanese School, Ada Lovelace CofE High and Ellen Wilkinson High.



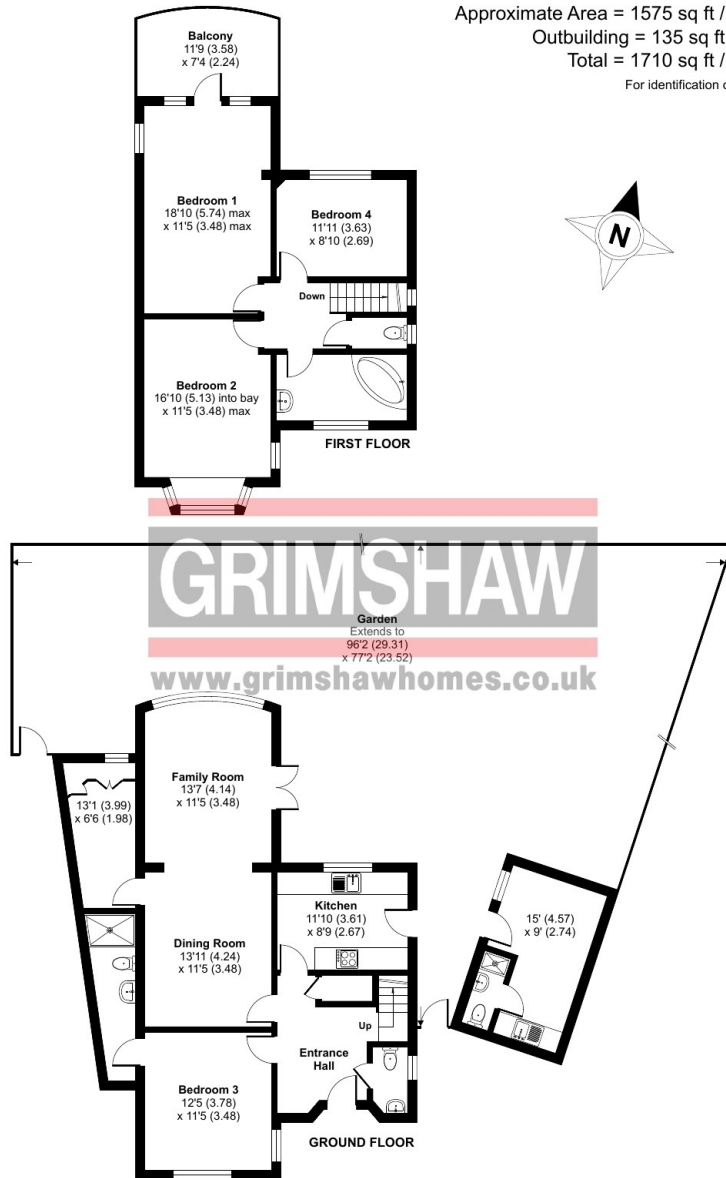
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Approximate Area = 1575 sq ft / 146.3 sq m

Outbuilding = 135 sq ft / 12.5 sq m

Total = 1710 sq ft / 158.8 sq m

For identification only - Not to scale



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.

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