



Queen Annes Grove, Ealing, London W5 3XP

Price Offers in Excess of £1,350,000 Freehold - No Chain

A beautifully-presented 5-bedroom semi-detached property arranged over three floors with a south-facing rear lawn garden of approx 50ft, garage and off-street parking.

The ground-floor accommodation comprises entrance hall, cloakroom, 2 reception rooms - 1 is open-plan with the fitted kitchen and a utility room. The first floor has 3 bedrooms (1 with a walk-in wardrobe), family bathroom and an en suite shower room. On the second-floor is a reception room, 2 further bedrooms and a shower room.

Outside is a lovely south-facing rear lawn garden of approx 50ft with a paved terrace, garage at the side and off-street parking.

Situated in a cul-de-sac, approximately 0.4 miles from the beautiful open space of Gunnersbury Park and with access to **Ealing Broadway** station with Elizabeth Line & town centre, approximately 0.6 miles from **South Ealing** station and approximately 0.8 miles from both **Ealing Common** station and 1.1 miles from **Acton Town** station both with local shopping facilities. Local schools include Grange Primary, Acton High, Mount Carmel Primary, Twyford CofE High, Little Ealing Primary and Ellen Wilkinson High.



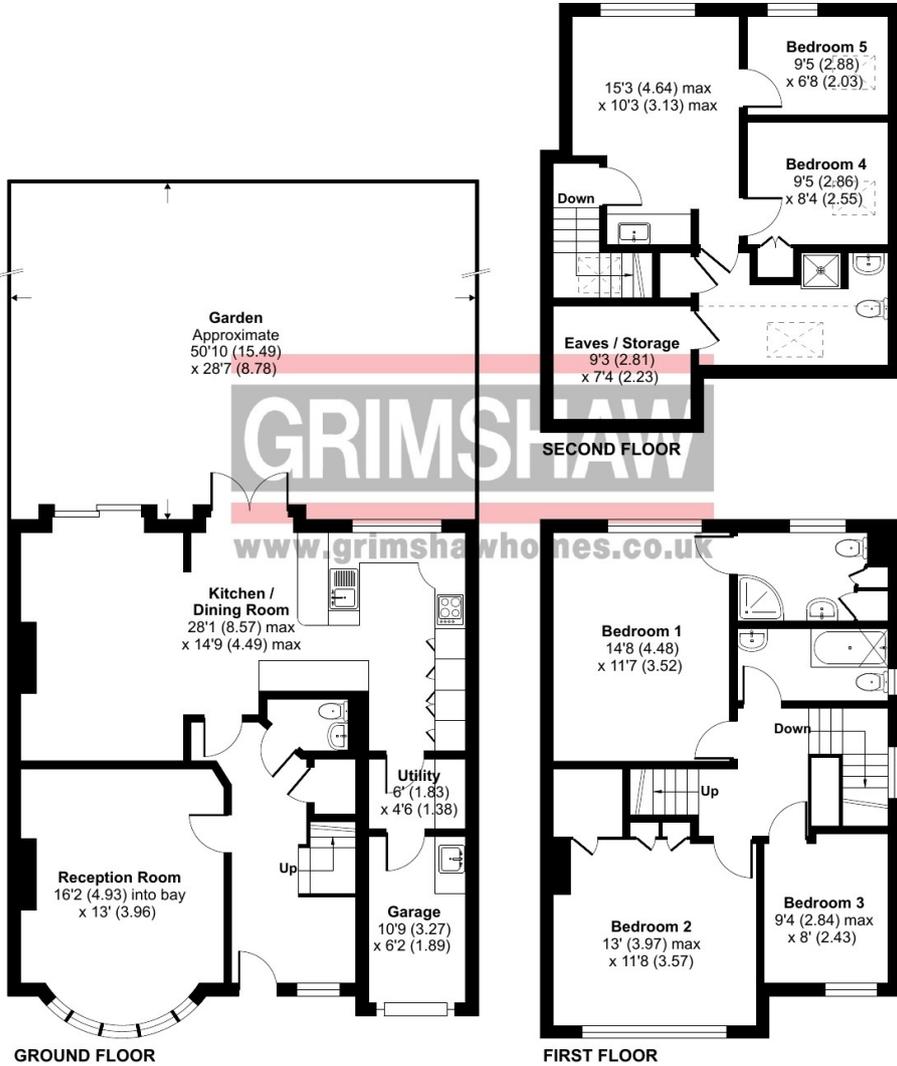
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Approximate Area = 1832 sq ft / 170.1 sq m
 Limited Use Area(s) = 117 sq ft / 10.8 sq m
 Garage = 67 sq ft / 6.2 sq m
 Total = 2016 sq ft / 187.1 sq m

For identification only - Not to scale



Denotes restricted head height



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Grimshaw & Co. REF: 1188040

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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