



Heathcroft, Ealing, London W5 3EZ
Guide Price £1,375,000 Freehold - No Chain

A beautifully-presented 3-bedroom (previously 4-bedrooms) detached property with a large L-shaped kitchen / reception / dining room, a good sized rear garden, garage at the side and off-street forecourt parking.

The accommodation comprises entrance hall with double doors to the front reception room / bedroom 4, large L-shaped rear kitchen / reception / dining room (approximately 23ft) with 2 double doors leading to the rear garden, cloakroom, 3 bedrooms and a family bathroom.

There is a good sized rear garden of approximately 72ft with patio and raised lawn area, deep garage at the side and forecourt parking for 2-3 cars.

Situated in a favoured location, on the **Hanger Hill East (Haymills Estate)** a conservation area. With access to a number of local schools including Holy Family Catholic Primary, St Augustine's Priory, Ellen Wilkinson High, Montpelier Primary, Ada Lovelace CofE High, The Japanese School, West Acton Primary and Twyford CofE High.

Good transport connections including **Park Royal, North Ealing, West Acton** and **Hanger Lane** stations all with local shopping facilities as well as **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections include A40 / Western Avenue, A4 and the M4 / M40 motorways.



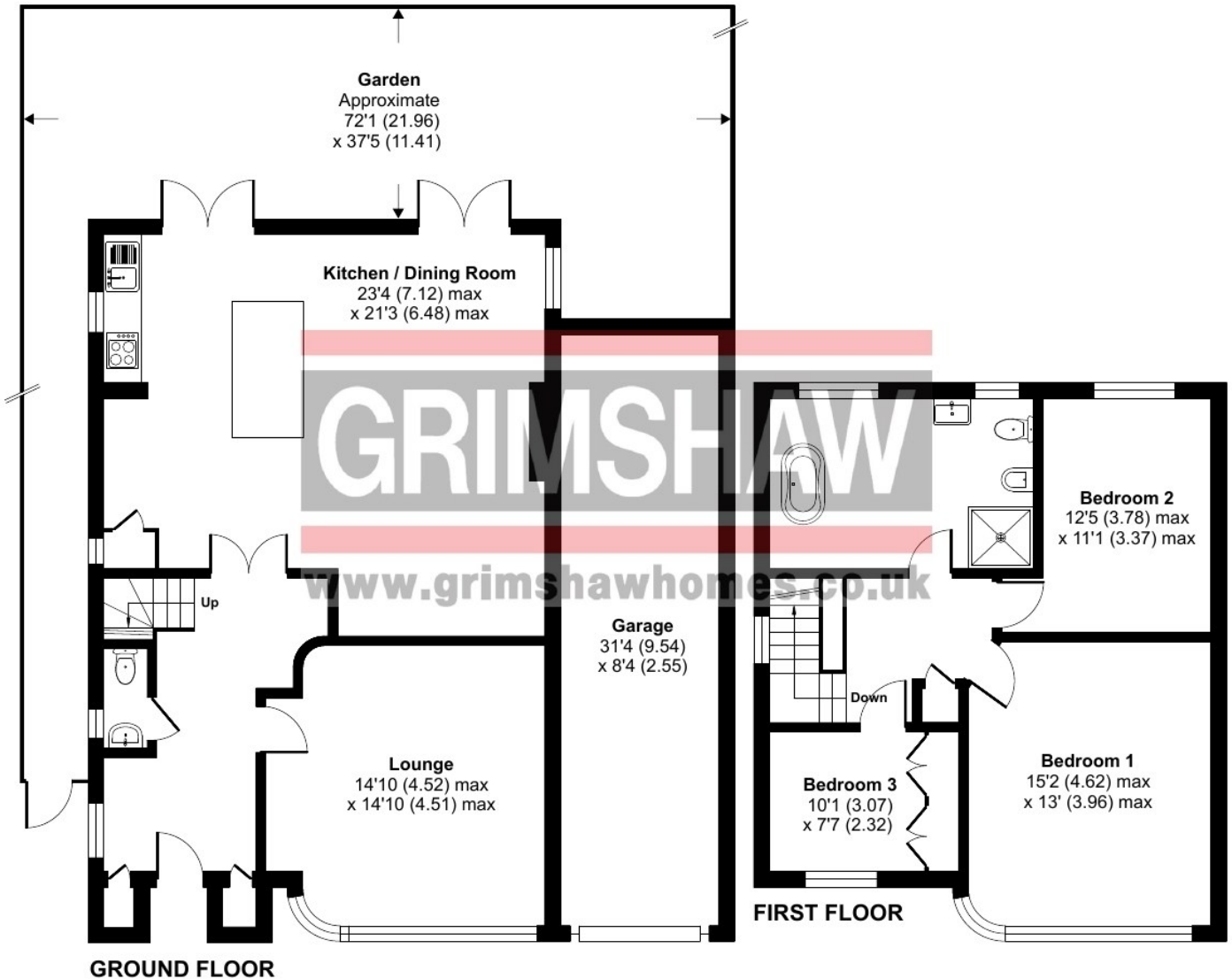
Heathcroft, London, W5

Approximate Area = 1453 sq ft / 135 sq m

Garage = 262 sq ft / 24.3 sq m

Total = 1715 sq ft / 159.3 sq m

For identification only - Not to scale





EPC Rating = C

Council tax band = G (£3,247.24 for 2024/2025)

Local authority: London Borough of Ealing

Parking: Off-street forecourt parking, garage at the side and Hanger Hill controlled parking zone O

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (gas boiler and radiator heating): mains drainage: broadband connected: landline connected: cavity wall insulation: loft insulated and boarded

Surface water : 'Very low' means less than 0.1% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All 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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