



## **Corringway, Ealing, London W5 3HA**

### **Price £1,399,950 Freehold - No Chain**

**A well presented 4-bedroom detached Haymills-built property on two floors with a large rear lawn garden of approx 86ft, a garage at the side and forecourt parking for multiple vehicles. With potential to extend at the rear and convert the loft (subject to the usual regulations).**

**Ground floor** - hallway, front reception room, rear reception room, fitted kitchen, cloakroom and a utility / wet room with WC.

**First floor** - four bedrooms and a family bathroom with a shower and WC.

**Outside** - the rear lawn garden is approximately 86'6 x 39'5 (26.37m x 12.01m).

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, West Acton Primary, St Augustine's Priory, Ellen Wilkinson High, Montpelier Primary, Ada Lovelace CofE High, The Japanese School 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.

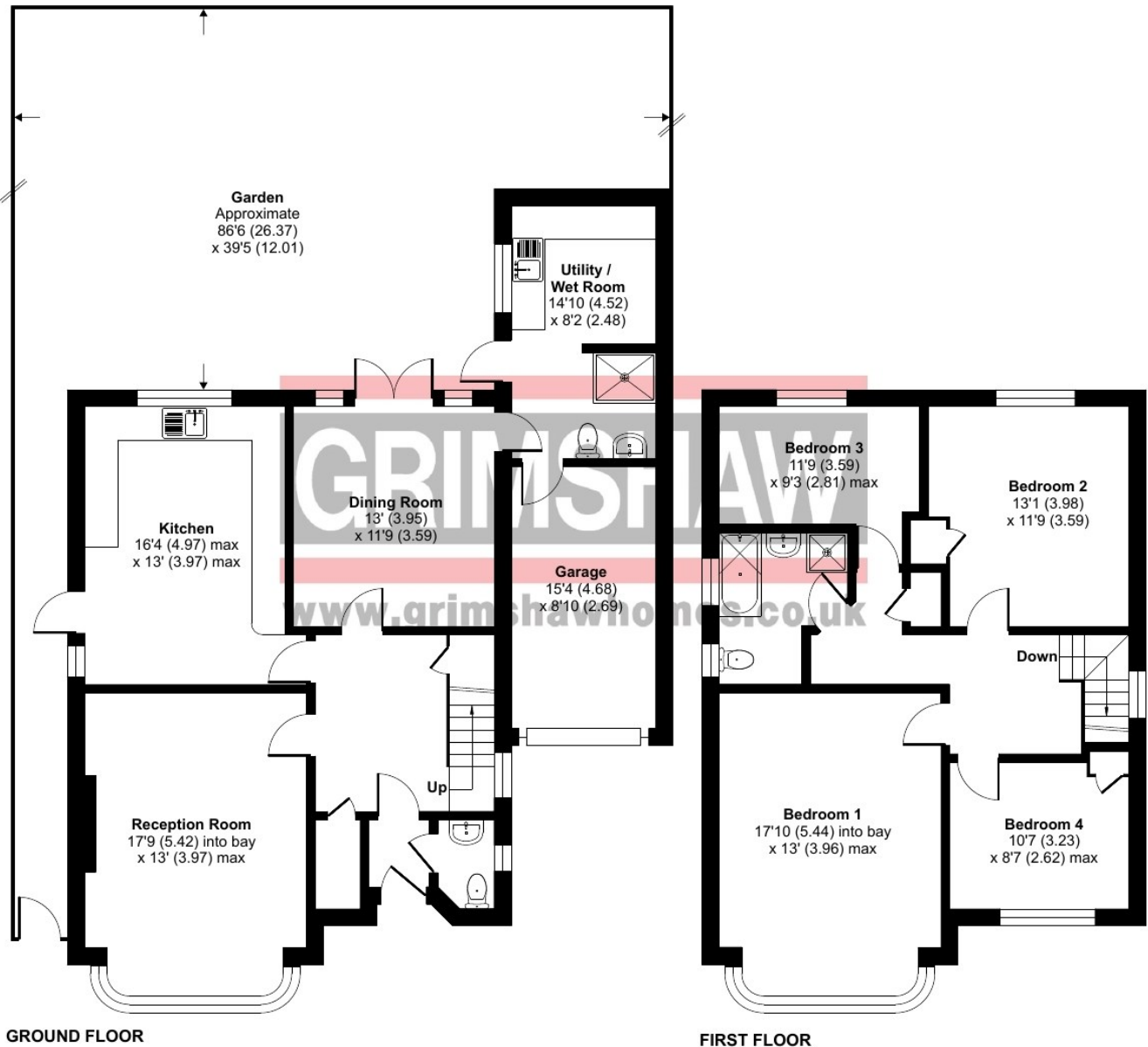
# Corringway, London, W5

Approximate Area = 1656 sq ft / 153.8 sq m

Garage = 130 sq ft / 12 sq m

Total = 1786 sq ft / 165.8 sq m

For identification only - Not to scale







EPC Rating = D

Council tax band = G (£3,401.70 for 2025 / 2026)

Local authority: London Borough of Ealing

Parking: Controlled parking zone (Hanger Hill Zone O), garage at the side and forecourt parking for multiple vehicles

Accessibility: internal staircase and small steps at the front of the property into the house

Connected services and utilities: Gas supply: electricity supply: mains drainage: no landline: no broadband: no CCTV: gas central heating: gas boiler and tank: boarded and insulated loft

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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