



Ashbourne Road, Ealing, London W5 3ED

Guide Price £1,275,000 Freehold

A detached 3-bedroom Haymills-built residence with accommodation arranged over two floors, lovely conservatory leading on to the west-facing rear garden. With a garage at the side, drive-in and double entry forecourt.

The entrance hall with kitchen and cloakroom off, leads on to a wide rear double reception room with double doors to the conservatory with access to the rear garden.

On the first floor, there are 3 bedrooms, a family bathroom and an en suite shower.

Outside there is a west-facing rear lawn garden of approx 67ft, garage at the side with drive-in and double entry forecourt.

Situated in a favoured location on the **Hanger Hill East (Haymills Estate)** a conservation area, with access to **Park Royal, North Ealing, West Acton** and **Hanger Lane** stations and local shopping facilities, **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways.

Well-placed for a number of local schools including Montpelier Primary, Durston House, St Benedict's, St Augustine's Priory, Notting Hill & Ealing High, The Japanese School, West Acton Primary, Twyford CofE High and Ellen Wilkinson High.



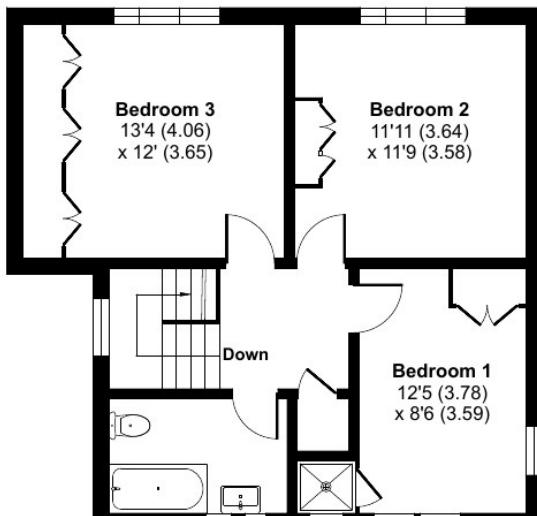
Ashbourne Road, London, W5

Approximate Area = 1384 sq ft / 128.5 sq m

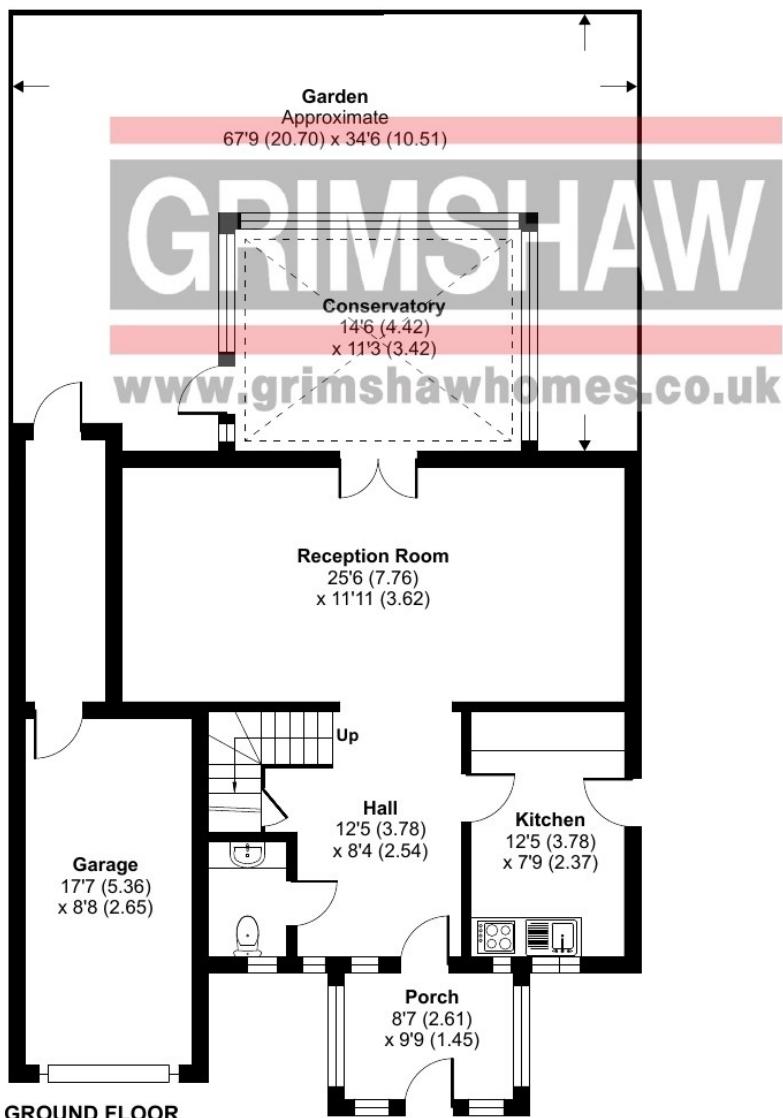
Garage = 206 sq ft / 19.1 sq m

Total = 1590 sq ft / 147.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.
Produced for Grimshaw & Co. REF: 1270072



EPC Rating = D

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

Local authority: London Borough of Ealing

Parking: Double entry forecourt. Controlled parking zone: Hanger Hill Zone O

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (boiler and radiator heating): mains drainage

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.