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22 NEVILLE ROAD, EALING W5 1NN

Map Ref: F1

**A MOST UNIQUE & SPACIOUS BRENTHAM HOUSE
IN AN IDYLIC CUL-DE-SAC SETTING
ADJOINING AND OVERLOOKING BRENTHAM CRICKET CLUB**

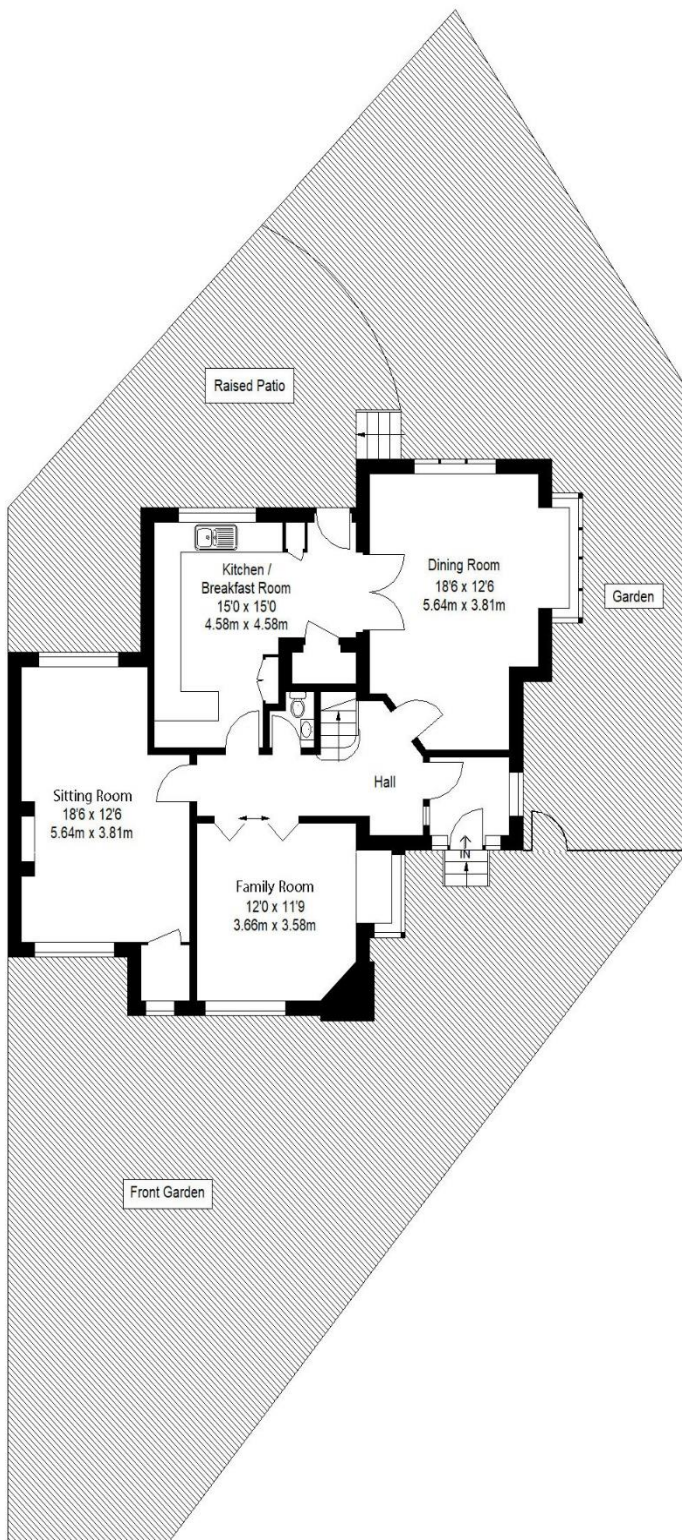


This really interesting *triple aspect house* has been skilfully extended in character to provide a deceptively spacious and appealing home. It has been lovingly restored, preserving and enhancing its original charm and is now a stylish and well-appointed home. It features a splendid family kitchen/breakfast room and the gardens with their perfect views are a real blessing.

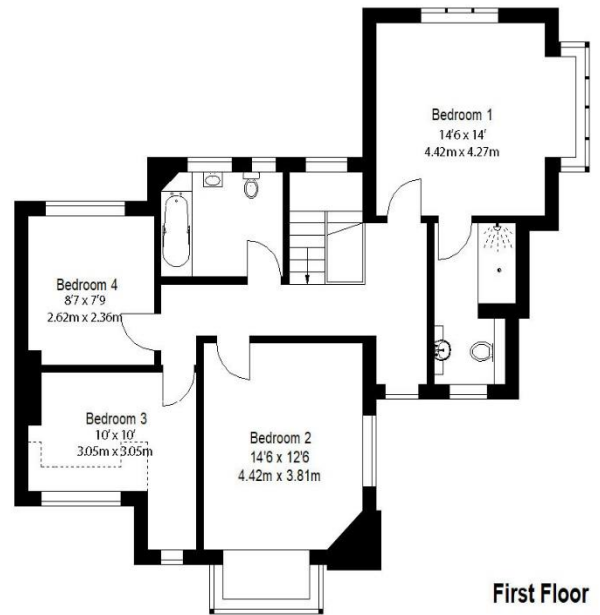
Peacefully located at the end of this sylvan cul-de-sac forming part of Ealing's historic *Brentham Garden Estate* an area rightly deemed a conservation area of high architectural merit. Well placed for *Pitshanger Village* with its popular shopping parades, vast parks and favoured schools. The light and airy accommodation comprises:

22 Neville Road, Ealing W5 1NN

Approximate Gross Internal Area
Ground Floor = 1000 sq ft / 92.9 sq m
First Floor = 891 sq ft / 82.8 sq m
Total = 1891 sq ft / 175.7 sq m



Ground Floor



First Floor



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Illustration for identification purposes only,
measurements are approximate, not to scale.

STORM PORCH

VESTIBULE ENTRANCE Quarry tiled floor.

ENTRANCE HALL

CLOAKROOM Wash hand basin. Low level WC. Tiled floor.

SITTING ROOM 18'6 x 12' [5.62m x 3.66m] A light and airy *double aspect* room with open fireplace feature.

FAMILY ROOM 12' x 11'9 [3.66m x 3.58m] Another bright *double aspect* room with oak flooring. original built in cupboard.

DINING ROOM 18'6 x 12'6 [5.64m x 3.81m] plus bay window. Another bright and spacious *double aspect* room. This one enjoying views over *Brentham Cricket Club*.

KITCHEN/
BREAKFAST ROOM 15' x 15' [4.58m x 4.58m] max – A super “L” Shaped room comprehensive range of Glacier White wall and floor cupboards with black granite working surfaces including breakfast bar, inset stainless steel sinks with Quooker boiling water tap, stainless steel 5 ring gas hob with matching extractor, stainless steel eye level oven plus matching combi oven, integrated fridge freezer and dish washer, plumbing for washing machine, door to garden, cupboard concealing gas central heating boiler.

FIRST FLOOR

LANDING Access to loft.

BEDROOM 1 14'6 x 14' [4.42m x 4.27m] *Double aspect* room with lovely views across the playing fields. Excellent range of fitted wardrobes. **EN SUITE SHOWER ROOM** Smart white suite with fully enclosed shower stall, wash basin, low level WC, part tiled walls, chrome ladder heated towel rail.

BEDROOM 2 14'6 x 12' [4.42mm x 3.66m] Oak flooring, range of fitted wardrobes Oriel bay window plus side window overlooking *playing fields*.

BEDROOM 3 10' x 10' [3.05m x 3.05m] plus depth of fitted wardrobes, oak flooring.

BEDROOM 4 8'7 x 7'9 [2.62m x 2.36m] Attractive views overlooking *playing fields*, oak flooring.

BATHROOM Smart white suite of panelled shower bath with thermostatic shower and screen, pedestal wash basin, low level wc, chrome ladder heated towel rail, tiled walls.

OUTSIDE

The house sits in a beautifully maintained and irregularly shaped site with gardens to three sides. There are secluded lawns, flower and shrub borders, sun trap patio. Garden Shed. **SUNNY ASPECT** – Uninterrupted roadside parking. Possible garage space [subject to planning consent].

PRICE £1,295,000 FREEHOLD

