



Carlton Gardens, Ealing
W5

HAMPTONS
INTERNATIONAL

Beyond your expectations

Detached Period Family Home.

Hamptons International

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Detached Period Family Home | 122ft South/West Facing Garden | 30ft Heated Swimming Pool | Seven Bedrooms | Five Bathrooms | Ample Parking and Detached Double Garage | Ealing Finest Location | Close to Schools and Station

Guide Price £3,300,000 Freehold

Description

A truly unique opportunity to acquire this wonderful family home which offers a near perfect blend of location, orientation and accommodation. Rarely do homes such as this become available especially on this road. The current vendors over several years have lovingly extended and renovated to optimise the natural south westerly facing aspect. On the ground floor there are two impressive 21ft reception rooms, a 14ft family room and a wet room. The kitchen is one of the standout features reaching 24ft in length with a modern and well planned design that encapsulates the sunlight pouring in from the rear. Up on the first floor you will find two double bedrooms both with en-suite bathrooms, WC and a master 18ft with dedicated dressing room and superb en-suite bathroom all of which overlook the garden. The second floor has a further four bedrooms and a family bathroom with a central skylight which illuminates the house internally all the way from the top to the bottom.

Outside

Front; a 94ft wide frontage providing a carriage way driveway providing off street parking for several cars.

Garage; 25'5" x 18'3" detached double garage with storage in the rafters

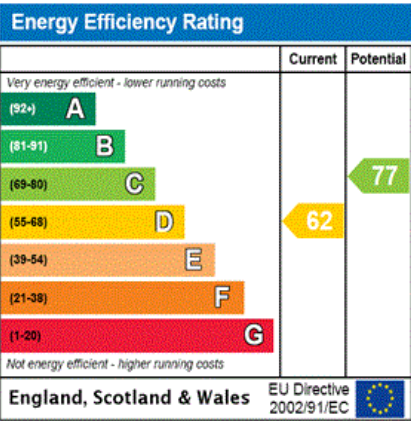
Garden; 122ft approximately with a favourable south westerly aspect. Very private and not overlooked with far reaching views of surrounding greenery. Accessible via the dual bi-folding doors in the kitchen, the rear

reception room and the enclosed side storage area. Mainly laid to lawn with patio areas, mature plants and trees.

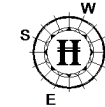
Swimming Pool; 30ft in length with a secure electrically operated covering. Heated so it can be used in all seasons.

Location

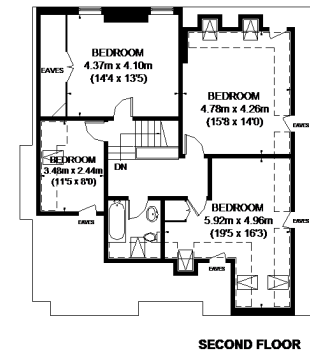
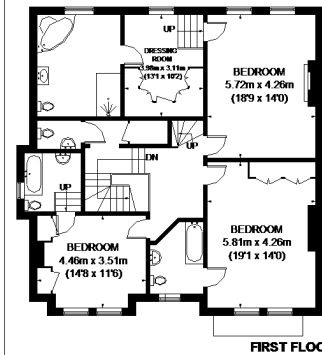
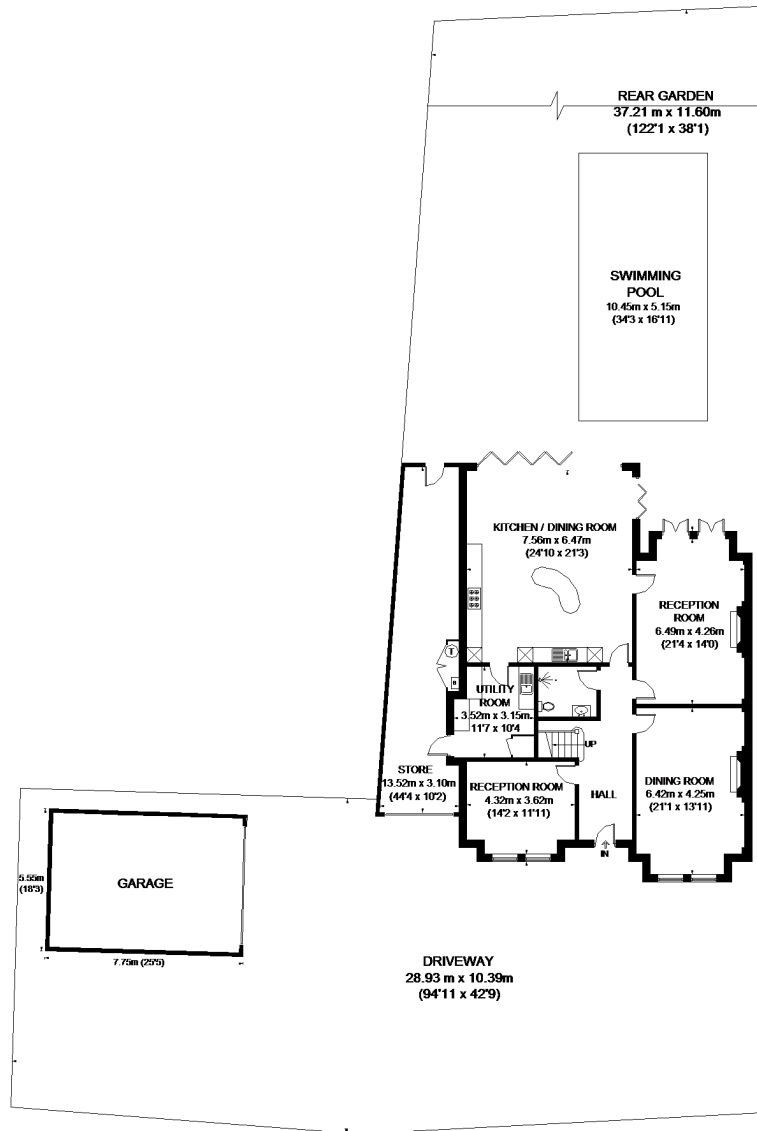
Carlton Gardens has to be regarded as the best location in Ealing due to the low volume of property on the road and it's close proximity to so many amenities. The majority of Ealing's finest schools are within walking distance and you are just 0.4 miles to Ealing Broadway station. You can find all the shops, restaurants, coffee shops and leisure facilities along Uxbridge Road and around Haven Green. Ealing Broadway station provides two underground routes in the Central and District lines as well as an overground into London Paddington and out to Reading and Heathrow Airport. When the Crossrail network is completed (end of 2019) the Elizabeth line which travels through the station will significantly shorten the train times and take you to Canary Wharf and many other new connections.



CARTLON GARDENS EALING



APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 1628 SQ. FT. (151.3 SQ. M.)
 FIRST FLOOR = 1332 SQ. FT. (123.8 SQ. M.)
 SECOND FLOOR = 932 SQ. FT. (86.6 SQ. M.)
 GARAGE = 421 SQ. FT. (39.1 SQ. M.)
 STORE = 361 SQ. FT. (33.6 SQ. M.)
 TOTAL = 4675 SQ. FT. (434.4 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (Ref: 205182)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

