



Carlton Gardens, Ealing

W5



Beyond your expectations

Detached Period Family Home.

Hamptons International
20 The Mall, London, W5 2PJ
Sales. 0208 840 4545
ealing@hamptons-int.com

www.hamptons.co.uk

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

