



Audley Road, Ealing, London W5 3ET
Price: £1,695,000 Freehold - No Chain

Situated in a favoured corner location, on the **Hanger Hill East (Haymills)** conservation area and with excellent transport links including **Park Royal, North Ealing, West Acton** and **Hanger Lane**. Just one stop to **Ealing Broadway** station with forthcoming Crossrail link connection & town centre. Road connections for A4 and the M4 & M40 motorways. Well-placed for a number of good local schools include Montpelier Primary, St Augustine's Priory, The Japanese School, West Acton Primary, Holy Family Catholic Primary, Twyford CofE High and Ellen Wilkinson High.

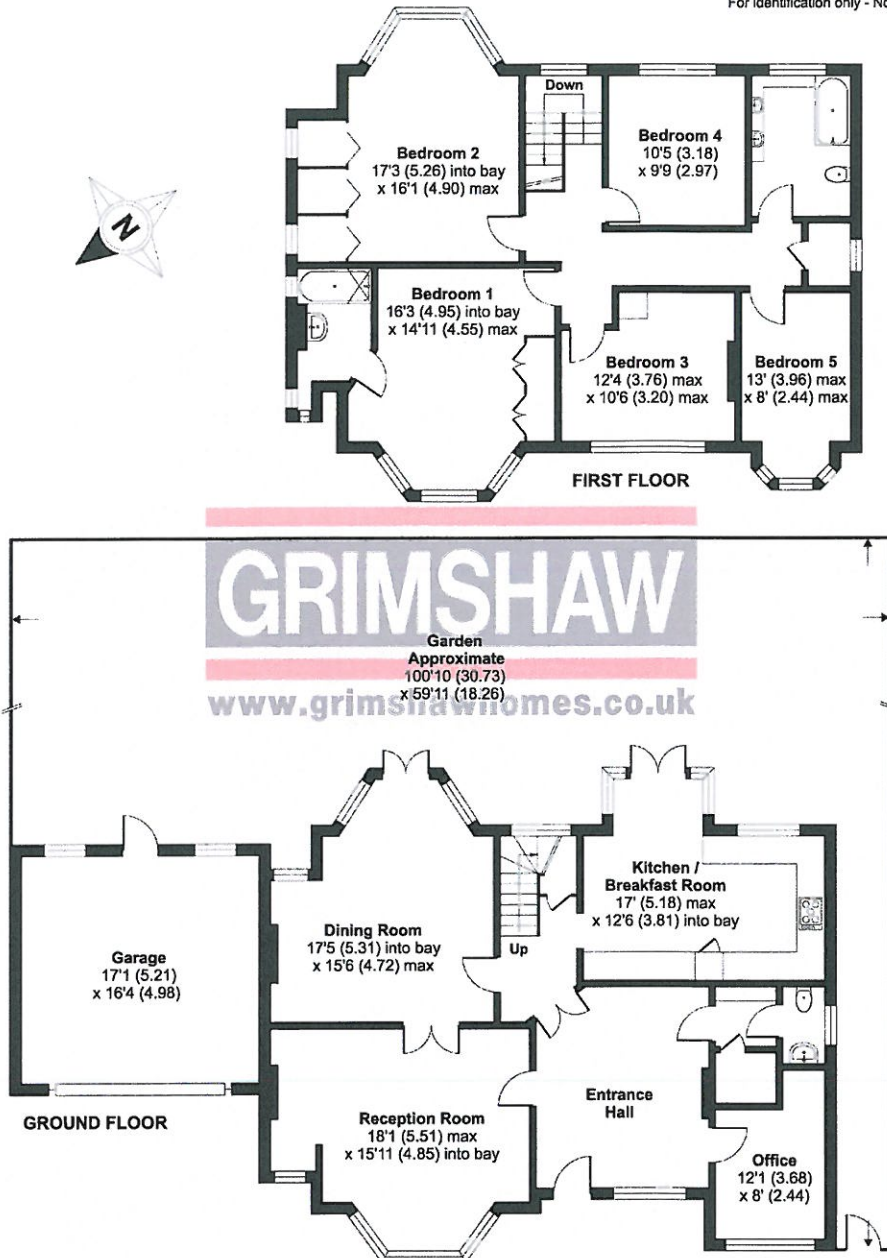
An impressive 5-bedroom detached double-fronted corner residence with beautiful south-facing rear garden, double garage at the side and forecourt parking. The accommodation is over two floors with extensive parquet flooring. The attractive ground floor offers lounge hall, 2 communicating receptions, study, kitchen / breakfast room. Going up to the first floor there are 5 bedrooms, family bathroom and an en suite bathroom. There is a beautiful south-facing rear lawned garden with terrace of approx 100', double garage at the side and forecourt parking for 2-3 vehicles. Total approx floor area 230.5 sq m / 2482 sq ft.



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Approximate Area = 2482 sq ft / 230.5 sq m (includes garage)

For identification only - Not to scale



EPC Rating = F

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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