



Evelyn Grove, Ealing, London W5 3QG

Price: £1,750,000 Freehold - No Chain

Approximately 0.3 miles from Ealing Common station - this beautifully-presented detached property is arranged over two floors with 5 bedrooms, an integral garage and lovely south-facing rear garden of approx 47'.

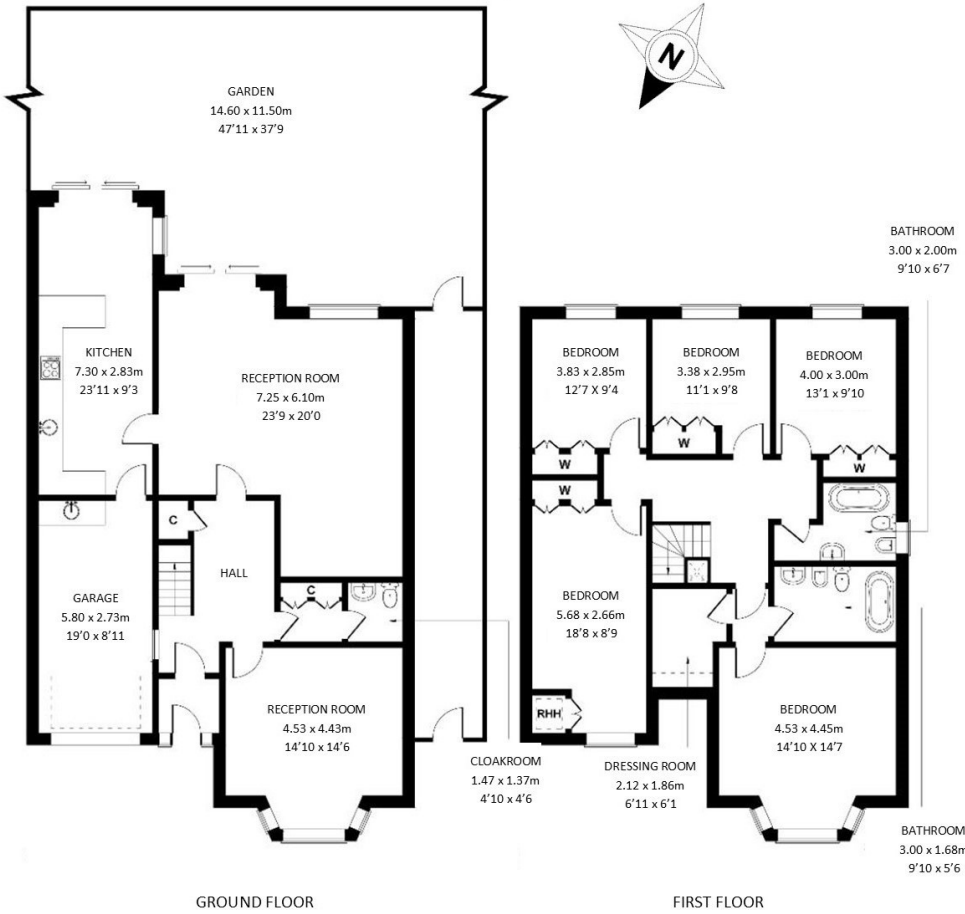
The property comprises deep front garden with private drive and garage, elegant hallway with marble stairs and guest cloakroom. There is a good-sized reception room to the front with a bay-window and a second L-shaped reception room with views of the rear garden and open aspect to the rear. The kitchen is a good size and there is access to the garage which also houses the utility. Sliding doors from the kitchen lead onto the south-facing garden which has a good-sized patio and is laid mainly to lawn.

On the first floor, there is a master bedroom at the front of the property with an en suite bathroom and a dressing room. There are further 4 bedrooms and a family bathroom.

There is a pull-down ladder to the loft space and a skylight over the stairs which brings lovely light across the landing, stairs and hall.

Very conveniently situated, just a short walk to **Ealing Common** station and **Acton Town** station with access to Heathrow and local shopping facilities. Easy access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections include A4 and M4 & M40 motorways. Local schools include Ellen Wilkinson High, The Japanese School, Twyford CofE High and access to Durston House, Christ the Saviour Primary, St Benedict's and Notting Hill & Ealing High.





TOTAL APPROX. FLOOR AREA
216 sq m / 2325 sq ft

Measurements are approximate. Not to scale. Illustrative purposes only.

EPC Rating = E
Council tax band = G (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.

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