



## Hanger Vale Lane, Ealing, London W5 3AS Price: £899,950 Freehold - No Chain

With accommodation on two floors - a rare opportunity to purchase a new build, bordering on the **Hanger Hill East (Haymills Estate)** and well-placed for a number of local schools including Ellen Wilkinson High, St Benedict's, St Augustine's Priory, West Acton Primary, Ada Lovelace CofE High and Holy Family Catholic Primary. Just a short walk to **North Ealing** station with local shopping facilities and with access to **West Acton** station also with local shopping facilities and **Ealing Broadway** with Elizabeth Line connection station & town centre. Good road connections include A40 / Western Avenue and M4 & M40 motorways.

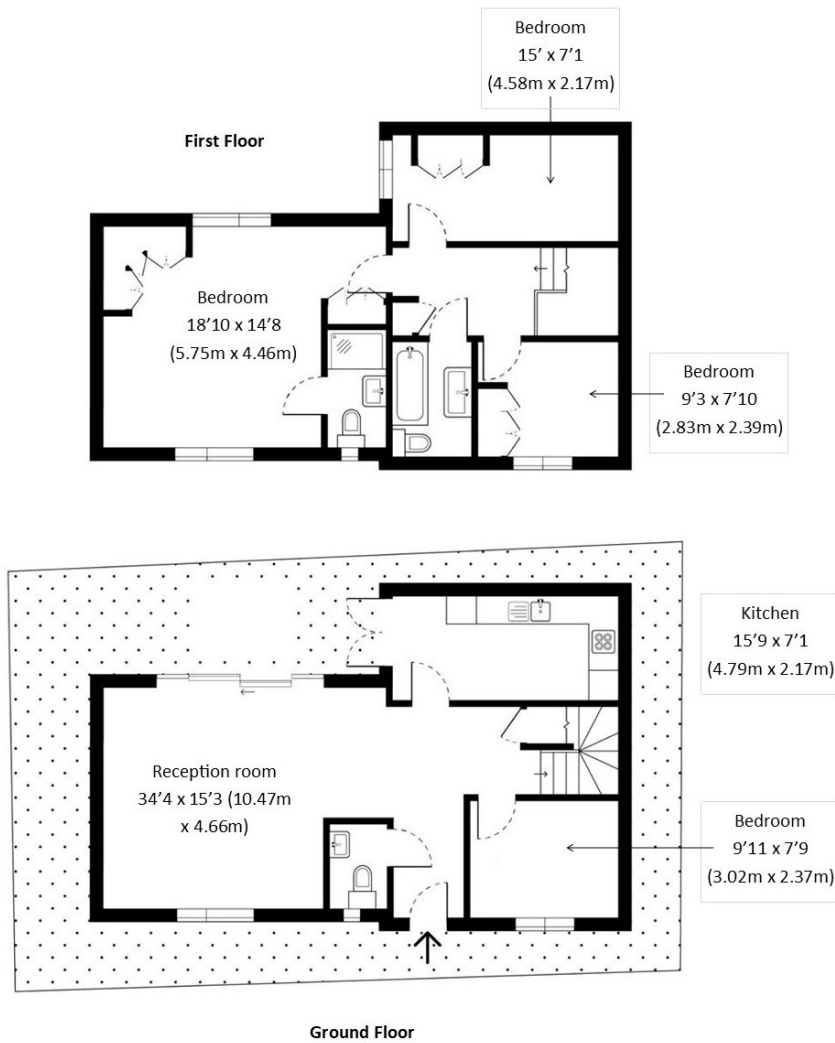
**A newly-built 3-4 bedroom detached double-fronted property arranged over two floors, finished to a high standard and ready for occupation.**

The accommodation comprises entrance hall, study / bedroom 4, double aspect reception room, fitted kitchen, cloakroom, 3 further bedrooms, family bathroom and an en suite shower room.

The property also benefits from having solar panel heating, electric combi boiler, wood floors, CCTV and outside electric sockets.

There are patio gardens to 4 sides.





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

EPC Rating = B  
Council tax band = E (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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