



Sandall Road, Ealing, London W5 1JB
Price £835,000 Freehold - No Chain

A 3-bedroom semi-detached property arranged over two floors with south-east facing rear lawn garden of approx 65ft with patio area and a garage with shared drive.

The property comprises entrance hall, 2 reception rooms (1 with access to rear garden), fitted kitchen (also with access to rear garden), 3 bedrooms, family bathroom with WC and a separate WC.

Outside is a south-east facing rear lawn garden with patio area, garage with shared drive and paved front garden.

Situated in a good location, on the **Hanger Hill East (Haymills)**, a conservation area, with **Hanger Lane & Park Royal** stations and local shopping facilities really close by. With access to **North Ealing & West Acton** stations with local shopping facilities, buses towards **Ealing Broadway** station with Elizabeth Line connection & town centre and the A4, M4 & M40 motorways. Well-placed for local schools including Montpelier & St Gregory's Primaries, St Benedict's, St Augustine's Priory, Notting Hill & Ealing High, Ada Lovelace CofE High, The Japanese School and Ellen Wilkinson High.



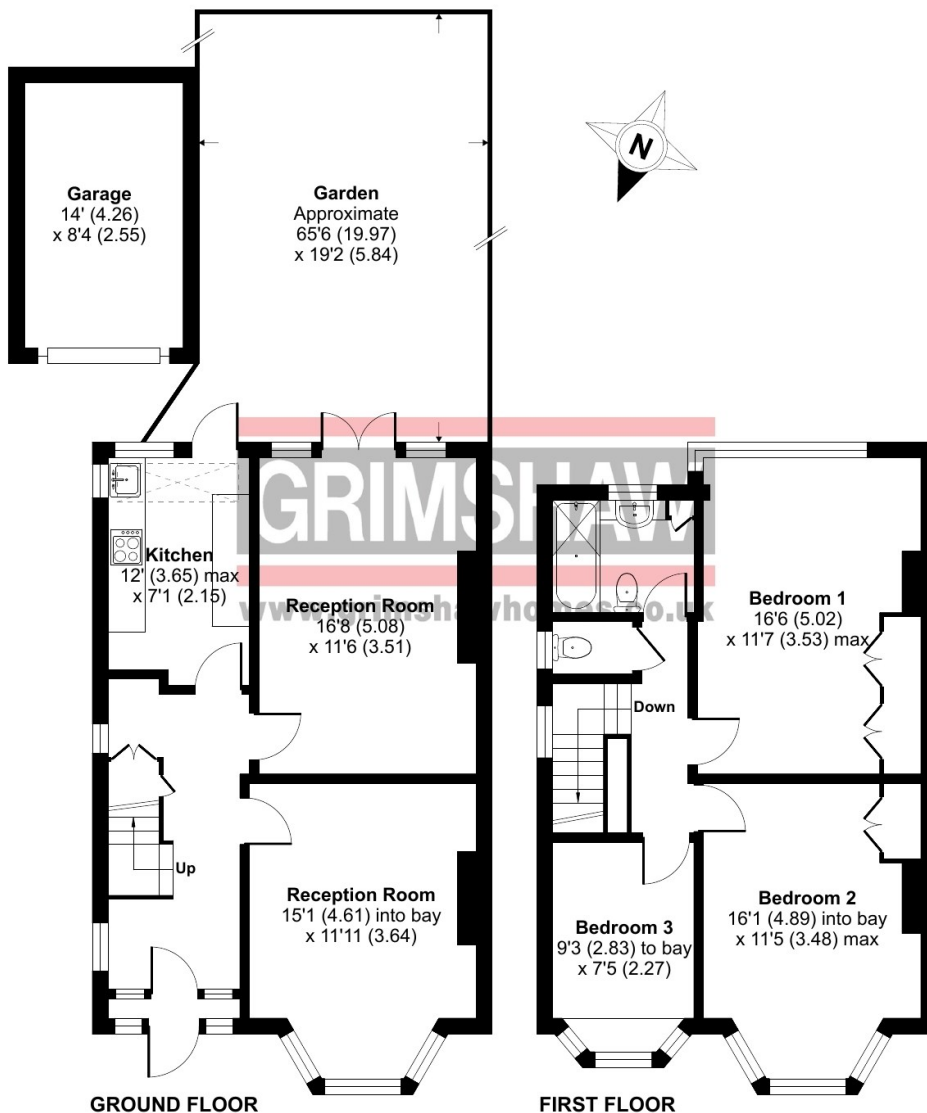
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Approximate Area = 1180 sq ft / 109.6 sq m

Garage = 117 sq ft / 10.8 sq m

Total = 1297 sq ft / 120.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Grimshaw & Co. REF: 1132921



EPC Rating = D

Council tax band = F (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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