



**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 CoE High, The Japanese School and Ellen Wilkinson High.





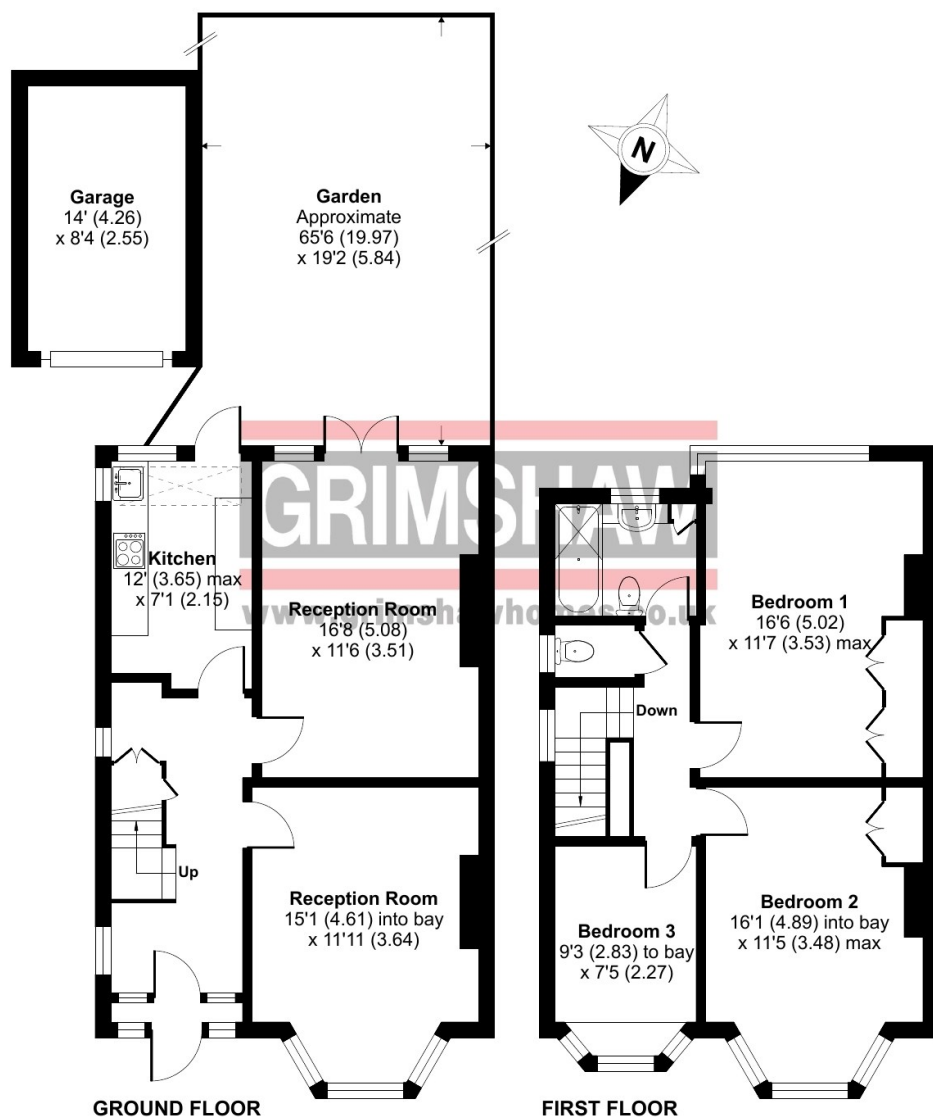
## Sandall Road, London, W5

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). © nchecom 2024. Produced for Grimshaw & Co. REF: 1132921

EPC Rating = D Council tax band = F (£2,984.14 for 2025 / 2026)

Local authority: London Borough of Ealing

Parking: On road parking and CPZ - Hanger Hill Zone O

Accessibility: front garden steps in to the property, internal staircase and rear garden steps to the lawn area

Connected services and utilities: Gas supply (gas central heating boiler and radiator heating); electricity supply: mains drainage

Surface water: 'Very low' means less than 0.1% chance of a flood each year

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year

All 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.

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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