



**Audley Road, Ealing, London W5 3ET**  
**Price: Offers in Excess of £2,300,000 Freehold**

An attractive, spacious and well-presented 4-5-bedroom detached residence arranged over three floors with a lovely secluded rear lawn garden and off-street parking.

The ground-floor accommodation comprises entrance hall, office, rear reception room with underfloor heating, kitchen / dining room with bi-folding doors to rear garden, gym, shower room and a cloakroom.

First floor - 3 bedrooms, en suite shower room with underfloor heating, family bathroom with a Jacuzzi bath and the master bedroom with a large dressing room / bedroom 5 and an en suite shower room.

On the second floor is a further bedroom.

Outside there is a boiler room and a lovely secluded landscaped rear lawn garden with paved terrace and summerhouse. At the front multi-car forecourt parking.

Situated in a premier location, on the **Hanger Hill East (Haymills Estate)**, a conservation area. With access to **Hanger Lane & Park Royal** stations and local shopping facilities.

With access to **North Ealing & West Acton** stations with local shopping facilities and buses nearby towards **Ealing Broadway** station with Elizabeth Line connection & town centre and the A4, M4 & M40 motorways.

Well-placed for a number of local schools including Holy Family Catholic Primary, St Augustine's Priory, Ellen Wilkinson High, Montpelier Primary, Ada Lovelace CofE High, The Japanese School, West Acton Primary and Twyford CofE High.



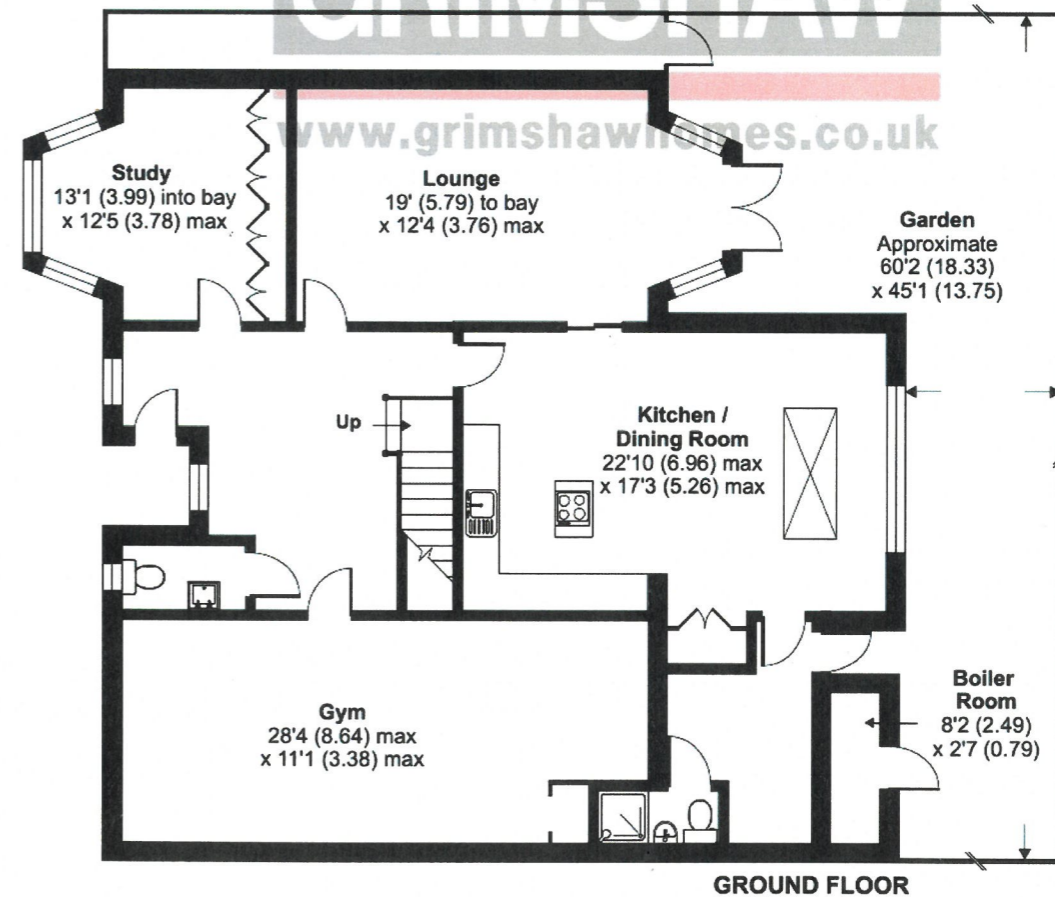
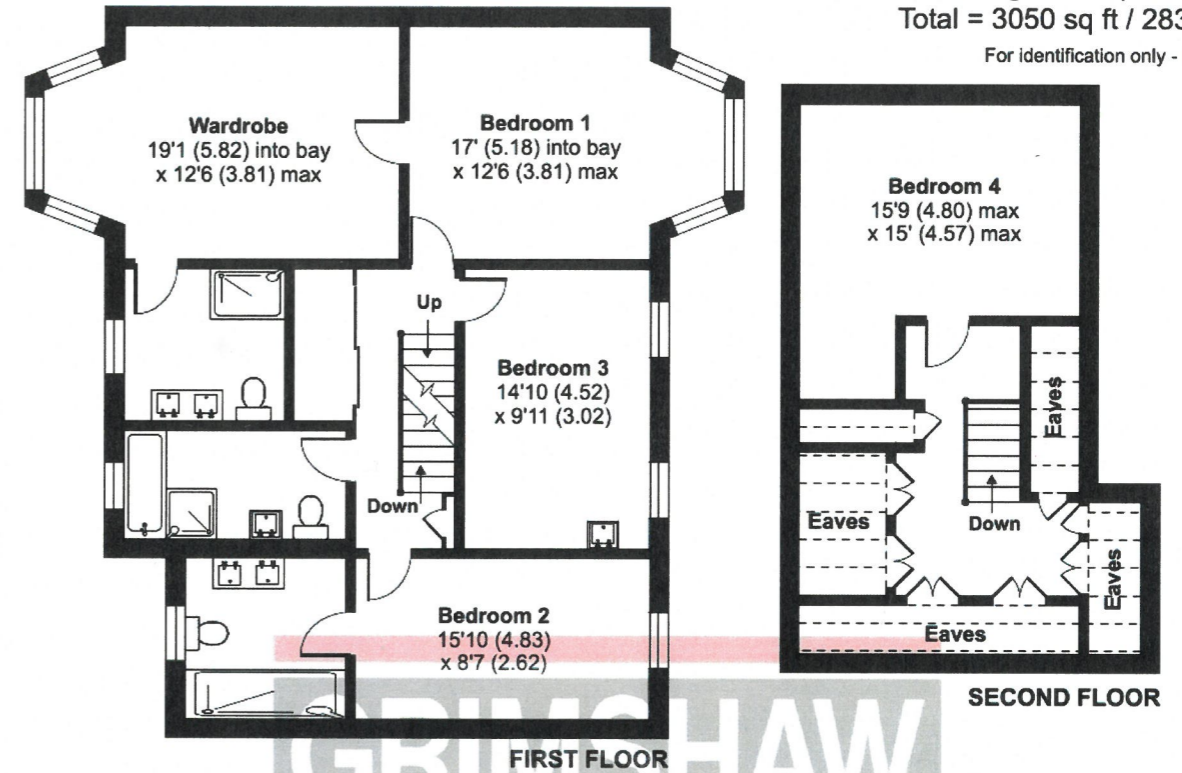
020 8992 5661  
 www.grimshawhomes.co.uk

Denotes restricted head height

**Audley Road, London, W5**

Approximate Area = 2889 sq ft / 268.3 sq m  
 Limited Use Area(s) = 140 sq ft / 13 sq m  
 Outbuilding = 21 sq ft / 1.9 sq m  
 Total = 3050 sq ft / 283.3 sq m

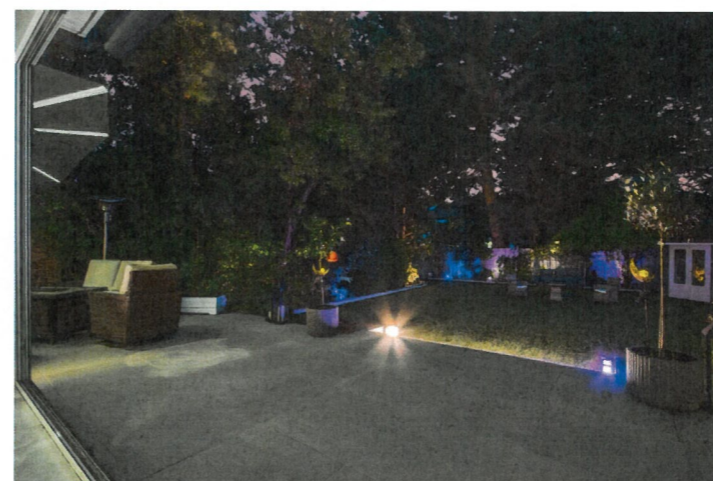
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grimshaw & Co. REF: 1176873

EPC Rating = D  
 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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