



Sandall Road, Ealing, London W5 1HZ

Price £1,295,000 Freehold

A beautifully-presented 1930s 4-bedroom semi-detached property with a ground-floor rear extension offering open-plan living space. The property has a detached office in the rear garden. The accommodation is arranged over three floors.

The entrance hall leads to a front reception room, rear extended reception room with patio doors leading onto the garden and is open-plan with the stylish kitchen. Ground-floor cloakroom (WC and wash hand basin). On the first floor are 3 bedrooms and the family bathroom. On the second floor is bedroom 4 with an en suite shower room and eaves storage.

Outside is a front garden, lovely landscaped rear garden with paved terrace, steps leading down to the lawn area and rear office with bar and cloakroom (WC and wash hand basin). Separate garden utility building with storage.

Situated on the favoured and much sought-after **Greystoke Park Estate (Brunswick conservation area)**, near to the beautiful open spaces of **Hanger Hill** park and well-placed for several local schools including Montpelier Primary.

Approximately 0.3 miles from **Hanger Lane** station. Good transport links include nearby buses towards **Ealing Broadway** station (Elizabeth Line) & town centre. Road connections for A40, A406 and M4 / M40 motorways.

Other local schools include St Gregory's Primary, Ada Lovelace CofE High, St Benedict's, St Augustine's Priory and Notting Hill & Ealing High.

Sandall Road, London, W5

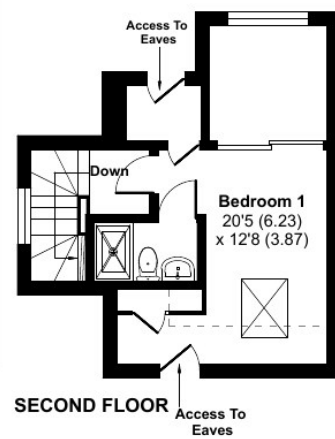
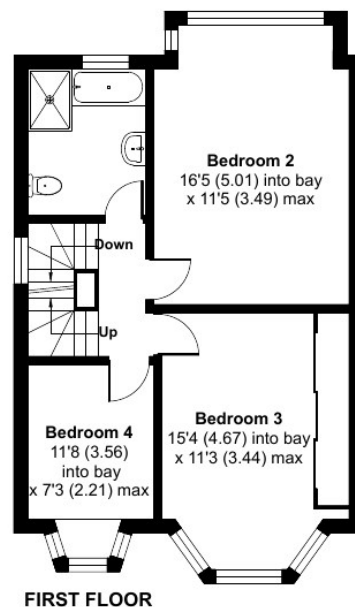
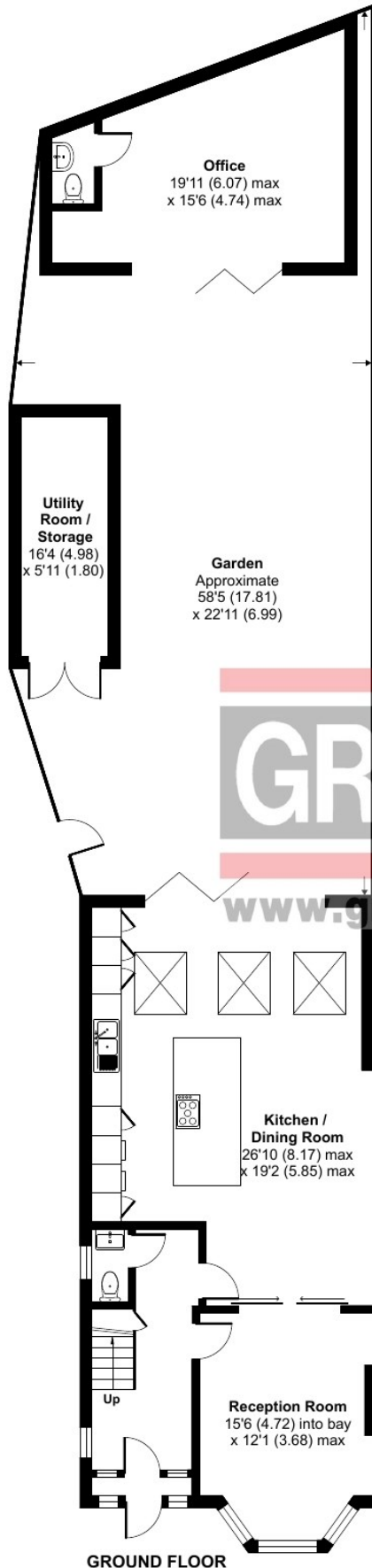
Approximate Area = 1608 sq ft / 149.3 sq m

Limited Use Area(s) = 39 sq ft / 3.6 sq m

Outbuildings = 340 sq ft / 31.5 sq m

Total = 1987 sq ft / 184.4 sq m

For identification only - Not to scale



Denotes restricted
head height

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025.
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EPC Rating = C

Council tax band = F (£2,948.14 for 2025 / 2026)

Local authority: London Borough of Ealing

Parking: Shared drive and on road parking. CPZ: Hanger Hill Zone O

Accessibility: Internal staircase and steps in the rear garden leading to lawn area

We understand the ground-floor kitchen was extended in 2012, the loft extended in 2009 and the outside office in 2015.

Connected services and utilities: Gas supply: electricity supply: mains drainage: Vaillant combi gas central heating and radiator heating: underfloor heating in the kitchen, all bathrooms and toilets, broadband connected: landline connected: loft boarded and insulated

Surface water : 'High' means more than 3.3 % 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.

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