



Ashbourne Road, Ealing, London W5 3DH

Price £1,649,950 Freehold - No Chain

An amazing, beautifully presented, light and airy detached 3-bedroom Haymills-built residence arranged over two floors with an open-plan ground floor and at the rear bi-folding doors opening onto a 25ft *loggia* with 3 large skylights and tiled floor. With south-west facing rear lawn garden of approx 69ft, garage at the side and off-street parking for 2 cars at the front.

The entrance hall is open-plan with the double reception room (full width of the property) which leads to the ***loggia*** and rear garden, cloakroom and a fitted kitchen leads to a side alley.

On the first floor, there are 3 bedrooms and a family shower room.

Outside is an attractive south-west facing rear lawn garden of approx 69ft with a ***loggia***, garage at the side and off-street parking for 2 cars.

Situated in a favoured location on the **Hanger Hill East (Haymills Estate)** a conservation area, with access to **Park Royal, North Ealing, West Acton** and **Hanger Lane** stations and local shopping facilities, **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways.

Well-placed for a number of local schools including Montpelier Primary, Durston House, St Benedict's, St Augustine's Priory, Notting Hill & Ealing High, The Japanese School, West Acton Primary, Twyford CofE High and Ellen Wilkinson High.





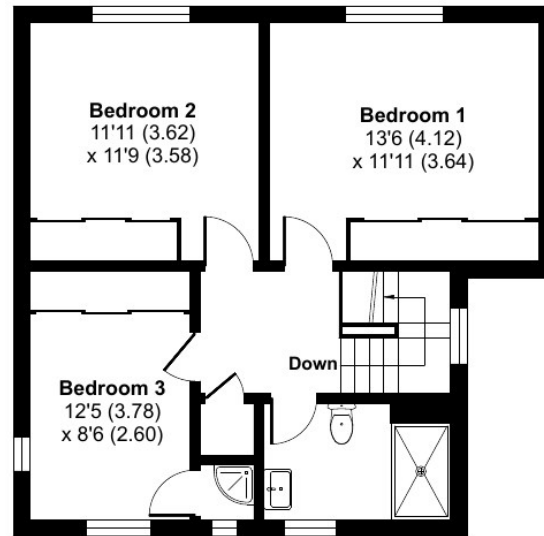
Ashbourne Road, London, W5

Approximate Area = 1154 sq ft / 107.2 sq m (excludes side valley)

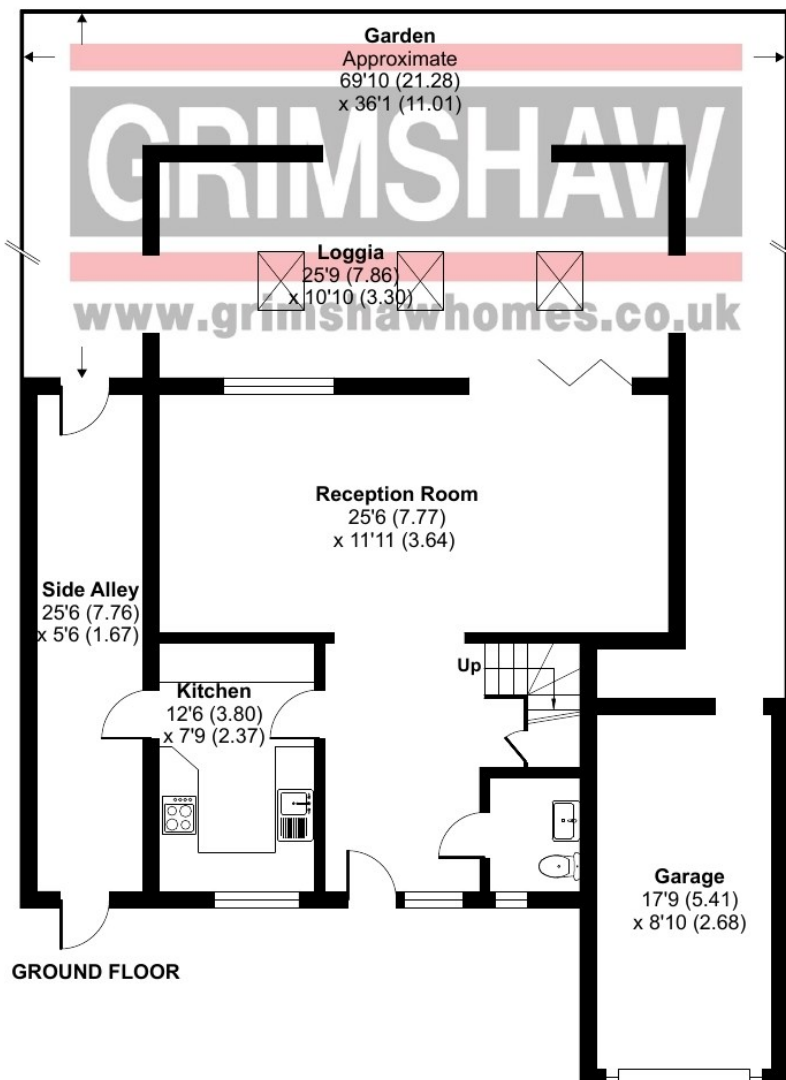
Garage = 156 sq ft / 14.4 sq m

Total = 1310 sq ft / 121.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Grimshaw & Co. REF: 1370029



EPC Rating = D

Council tax band = G (£3,401.70 for 2025/2026)

Local authority: London Borough of Ealing

Parking: Garage at the side and off-street parking for 2 cars. Controlled parking zone: Hanger Hill Zone O

Accessibility: Steps into the property, internal staircase and a step in the garden to lawn area

Connected services and utilities: Electricity: mains gas (boiler and radiator heating): mains drainage

We understand windows can be added to the loggia to make an internal room

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.

29.10.2025

Ref: 10021

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

GRIMSHAW
www.grimshawhomes.co.uk