



Allingham Close, Ealing, W7 1NA

Tucked away in a peaceful cul-de-sac just off the ever-popular Poet's Corner in Hanwell, this deceptively spacious family home offers generous accommodation, flexible living spaces, and excellent transport connections—all within easy walking distance of local shops, cafés, and the amenities of Greenford Avenue.

Thoughtfully extended, the property boasts a well-balanced layout ideal for modern family living. The ground floor features a large, light-filled reception room with French doors opening directly onto a private south facing rear garden. The fitted kitchen/dining room is a great size, ideal for family meals or hosting guests.

With up to five potential bedrooms across the home, there's plenty of flexibility to suit your lifestyle—whether for a growing family, home office needs, or guest accommodation. Two well-appointed family bathrooms, one on each floor, add to the home's practicality.

Outside, a generous wraparound garden offers space to play, relax, or even cultivate, while a summerhouse—complete with power, lighting, and its own W/C—presents endless possibilities: a home office, creative studio, gym, or guest suite.

Conveniently located just a short walk from both Drayton Green (Great Western Railway) and Hanwell Station (Elizabeth Line) this home is perfectly positioned for commuting, schools, and all that this part of West London has to offer.

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| GROSS INTERNAL AREA (GIA) The sum of all rooms | NET INTERNAL AREA (NIA) Excludes walls and window frames Includes windows, restricted head height | EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas, etc. | RESTRICTED AREA HEIGHT Limited use area under 1.5m |
| 121.77 sqm / 1310.72 sqft | 102.84 sqm / 1108.86 sqft | 0.00 sqm / 0.00 sqft | 4.00 sqm / 43.70 sqft |

spec Verified

RICS Chartered Property Measurement

Spec-Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms lengths and widths are the maximum points of measurement captured in the scan.

W7 1NA RESIDENTIAL: 118.71 sqm / 1277.76 sqft
W7 1NA RESIDENTIAL: 113.88 sqm / 1225.58 sqft

