



Hale Gardens, Ealing Common

GARDINER
RESIDENTIAL

Hale Gardens, Ealing Common

* 7 Bedrooms * 3 Reception Rooms * Open-Plan Kitchen * Cellar *
* Cloakroom * En-suite Bathroom * 2 Further Bathrooms * Garden

Price: £2,100,000

Freehold



An exceptional and impressive seven-bedroom Edwardian family home situated in a favoured quiet, small road in the heart of Ealing Common and the Creffield Conservation Area.

This handsome and substantial period home is beautifully presented and arranged over three floors, offering 3311 sqft of space with rooms of grand proportions and retaining many of the original Edwardian features. The wide and impressive entrance hallway flows to the ground floor accommodation. At the front of the house is an elegant reception room with feature fireplace and high ceilings. To the back of the house is a spacious rear reception room, with a feature fireplace and bespoke fitted bookshelves which leads onto the beautiful mature rear garden. The well-equipped kitchen also benefits a dining area for versatile family life. There is excellent cloakroom storage and separate WC. A rare added benefit is a dry cellar which offers invaluable additional storage space, as does the separate brick-built side extension. On the upper two floors there are seven bedrooms and three bathrooms, comprising a spacious principal bedroom suite with bespoke fitted wardrobes and an en-suite bathroom. There are three further large double bedrooms and a luxurious family bathroom. One bedroom has been equipped as an office, with extensive bespoke fitted cupboards and bookshelves. The top floor offers three further large double bedrooms, all with excellent storage into the eaves and, a spacious family bathroom.

The front of the house offers real kerb appeal with walled manicured front garden leading to the house. The beautiful rear mature garden offers versatile spaces and side access.



The house underwent a major refurbishment in 2016, which included the replacement of all the remaining original windows with double glazed exact wooden replicas, two new bathrooms, a complete new roof, new chimney stacks, and full re-pointing.

Hale Gardens is a quiet residential road which is ideally located for Ealing Common Underground Station which offers the District & Piccadilly Underground lines with access to the West End and Heathrow. Ealing Broadway Station provides regular train services into Paddington and also out to the West and Reading. West Acton Station has the Central line and is also within easy walking distance from the house. Ealing Common is well placed for the A4/M4 and A40/M40 and offers a selection of restaurants and cafes with an array of local shops and an excellent butcher.



Hale Gardens

Approx. Total Internal Area 3311 Sq Ft - 307.59 Sq M
(Including Restricted Height Area & Storage)

Approx. Gross Internal Area 2998 Sq Ft - 278.51 Sq M
(Excluding Restricted Height Area & Storage)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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