



## The Grove, W5

£1,350,000

This semi-detached three-bedroom home is a really versatile space, offering a great balance of living and entertaining areas, both inside and out. It's the kind of place where you can easily see how everyday life would work here from relaxed family time to hosting friends, with everything flowing naturally from room to room.

The Grove is a really convenient spot, with local shops, cafés, green spaces and well-regarded schools nearby, plus excellent transport links from Ealing Broadway into central London.

### Features

- Period Semi Detached
- Period Features
- Three Bedrooms
- Solar Panels
- South Facing Garden
- Off Street Parking



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On the ground floor, the layout works really well. There's a generous hallway leading into a double reception room at the front with two character fireplaces. To the rear, the house opens up into a superb open-plan kitchen, dining and living space, created in a 2016 renovation. With vaulted ceilings, great natural light, underfloor heating and air conditioning, this is the real heart of the home.

Upstairs are three proper double bedrooms, giving you plenty of options. The main two are excellent-sized rooms, while the third is currently set up as a home office, ideal as a guest room or flexible workspace. A modern family bathroom serves the floor and air conditioning runs throughout all bedrooms.

Outside, the south-facing garden is a real extension of the living space. It's private and well established, with a tiled terrace that's perfect for seating and dining, plus a mature cherry tree adding character and seasonal colour. To the front, there's off-street parking for two cars, a garage for storage and a lean-to with future potential to extend (subject to planning).



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**Ground Floor**

**First Floor**

Total area (approx.): 114.5 sq. m (1232.4 sq. ft)  
Garage area (approx.): 14.6 sq. m (157.1 sq. ft)