

# GRIMSHAW

5 Station Parade, Uxbridge Road, Ealing, London W5 3LD  
(opposite Ealing Common Station)

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## Audley Road, Ealing, London W5 3ES



**Price: £1,699,950 Freehold REF: 9024**

Situated in a popular road on the favoured **Hanger Hill East (Haymills Estate)** a conservation area. With access to a number of local transport facilities including **North Ealing, Park Royal, West Acton and Hanger Lane** stations with local shopping facilities. Also with access to **Ealing Broadway** station with forthcoming Crossrail link (Elizabeth Line) connection & town centre and the M4 & M40 motorways. Local schools include Montpelier & St Gregory's Primaries, St Augustine's Priory, The Japanese School, West Acton Primary, Twyford CofE High and Ellen Wilkinson High.

**A 6-bedroom detached double-fronted Haymills residence arranged over three floors and with an additional self-contained garden flat. The house benefits from air-conditioning throughout, video intercom and monitored security system. Lovely rear lawned garden of approx 63' and double entry paved multi-car forecourt parking. Total approx floor area 245.2 sq m / 2640 sq ft.**





**GROUND FLOOR****Vestibule entrance**

**Hall:** Ceramic tiled floor; fitted cloak cupboard

**Cloakroom:** Low-level WC suite; wash hand basin; bidet; Ceramic tiled walls and floor

**Double reception room:** Ceramic tiled floor; fitted wall unit; down lights; French doors to rear garden; double doors to hall

**Kitchen:** Ceramic tiled floor; stainless steel sink unit; range of fitted wall and floor cupboards; work tops; electric hob; fitted oven and microwave; extractor hood; dish washer; washing machine & dryer; down lights; gas central heating boiler

**SELF-CONTAINED GARDEN FLAT**

**Bedroom area:** Dual aspect; ceramic tiled floor; fitted wardrobe cupboards; 2 patio doors to rear garden; down lights

**Fitted kitchen area:** Ceramic tiled floor; stainless steel sink unit; range of fitted wall and floor cupboards; work tops; electric hob; oven; extractor hood; washing machine / dryer; down lights

**Shower room:** Shower; low-level WC suite; wash hand basin; walls and floor tiled; extractor fan

**FIRST FLOOR**

**Bedroom 4 (rear):** Fitted wardrobe cupboard; Banham security grills

**Bedroom 2 (rear):** Fitted wardrobe cupboards

**Bedroom 1 / Master bedroom (front):** Laminate wood floor; fitted wardrobe cupboards

**En suite shower room:** Shower cubicle; wash hand basin; low-level WC suite; extractor fan; walls and floor tiled

**Bedroom 5 (front)**

**Bedroom 3 (rear):** Banham electric shutter

**En suite shower room:** Shower cubicle; wash hand basin; low-level WC suite; walls and floor tiled

**Family bathroom:** Panelled Jacuzzi bath; twin wash hand basins; low-level WC suite; ceramic tiled floor; tiled walls; heated towel rail; down lights

**SECOND FLOOR**

**Bedroom 6:** Laminate wood floor; eaves storage; down lights

**Room (side):** Housing Megaflow system

**Cloakroom:** Low-level WC suite; wash hand basin; tiled walls

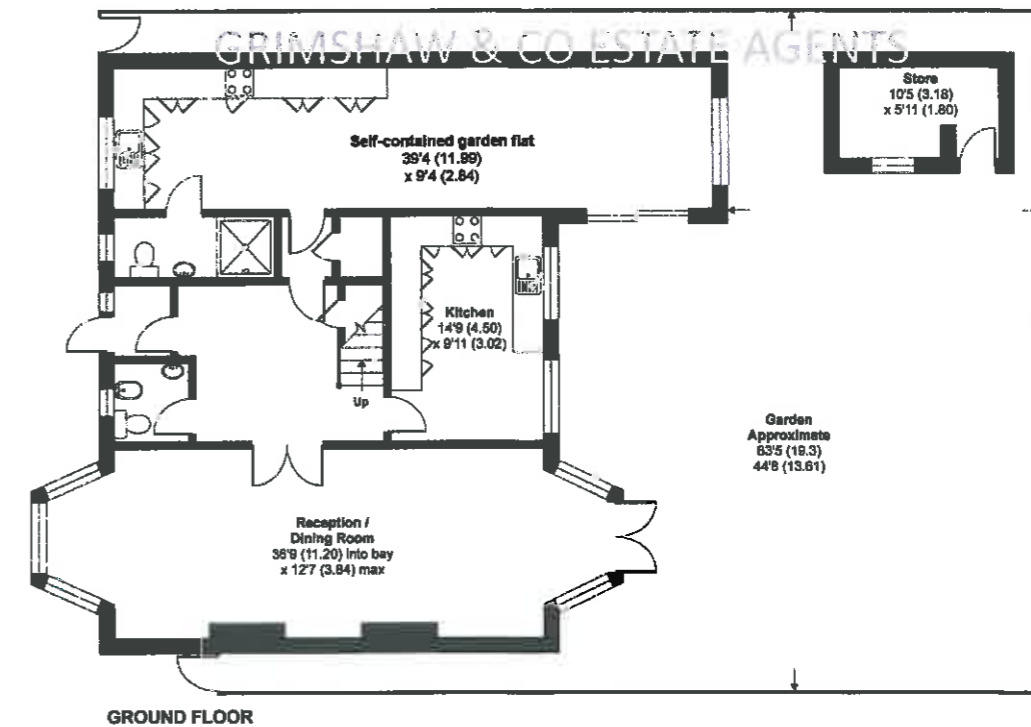
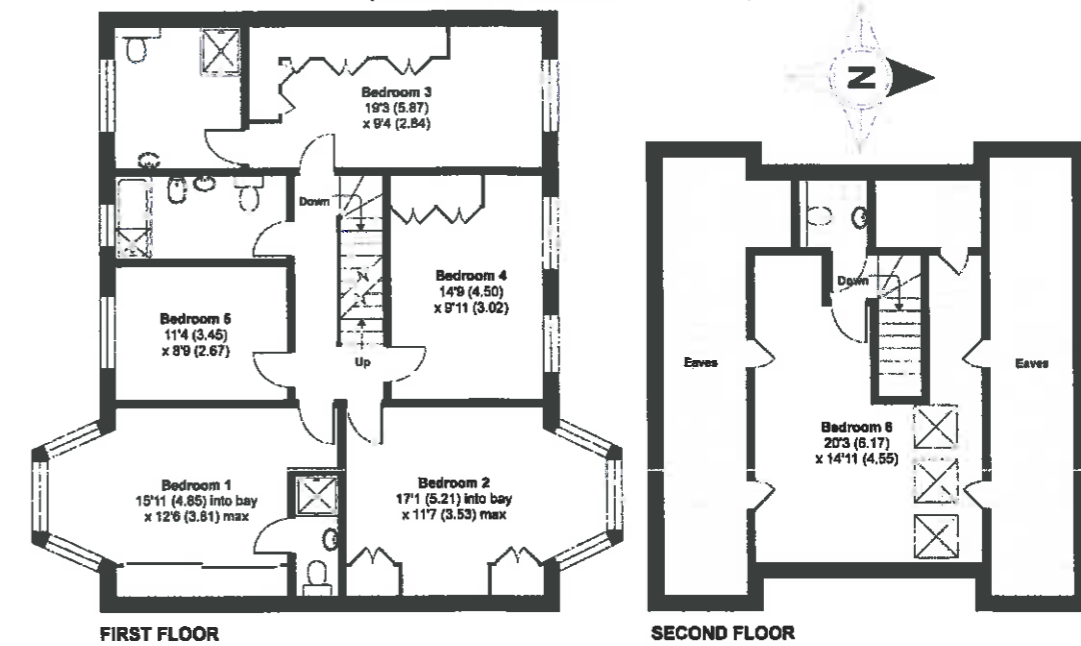
**OUTSIDE**

**Lovely rear lawned garden:** Of approx 63'5 x 44'8 (19.3m x 13.61m) with terrace; trees and shrubs; garden store

**Double entry paved multi-car forecourt parking**

**Council tax band:** H (subject to confirmation)

EPC RATING = D

**Audley Road, London, W5**APPROX. GROSS INTERNAL FLOOR AREA 2640 SQ FT 245.2 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & STORE)

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