

# GRIMSHAW

5 Station Parade, Uxbridge Road, Ealing, London W5 3LD

(opposite Ealing Common Station)

Tel: 020 8992 5661 Email: sales@grimshawhomes.co.uk Web site: www.grimshawhomes.co.uk

**Corringway, Ealing, London W5 3HB**



**Price: £999,950 Freehold REF: 9251**

Situated on the favoured **Hanger Hill East (Haymills)** conservation area, with access to **Park Royal & North Ealing** and **West Acton & Hanger Lane** stations & local shopping facilities, **Ealing Broadway** station with forthcoming Crossrail link (Elizabeth Line) connection & town centre and the M4 & M40 motorways. Also in the area for St Augustine's Priory & Montpelier Primary School.

**A linked detached Haymills 3-bedroom house on two floors with double entry forecourt, garage at the side and approx 82' rear garden. The property offers an opportunity for refurbishment (subject to usual regulations). Total approx floor area 126 sq m / 1351 sq ft (including garage).**



# 69 Corringway, London, W5

Approximate Area = 1351 sq ft / 126 sq m (includes garage)

For identification only - Not to scale

## GROUND FLOOR

As you enter through the front door into the hall, you are led through to two communicating reception rooms, cloakroom and kitchen.

The rear reception room has direct access to the rear garden via patio doors.

The cloakroom offers wash hand basin and WC.

The kitchen has a stainless steel sink unit, range of fitted wall and floor cupboards, work tops, plumbed for washing machine and dish washer, a Vaillant gas central heating boiler and a side door to rear garden.

## FIRST FLOOR

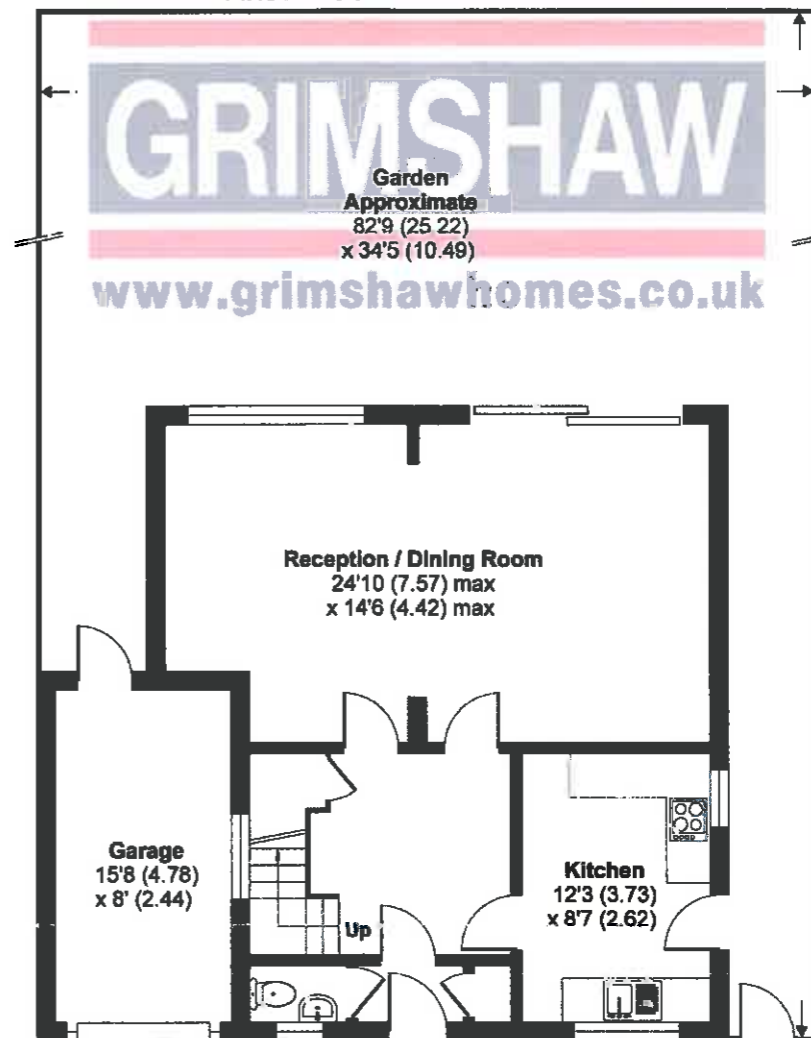
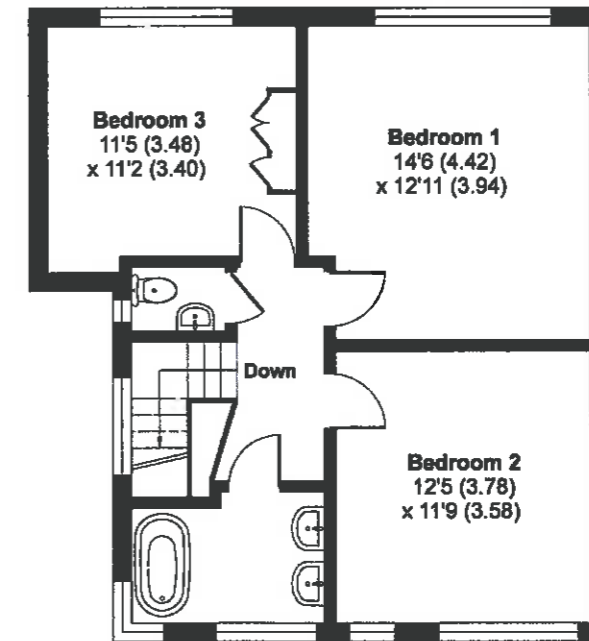
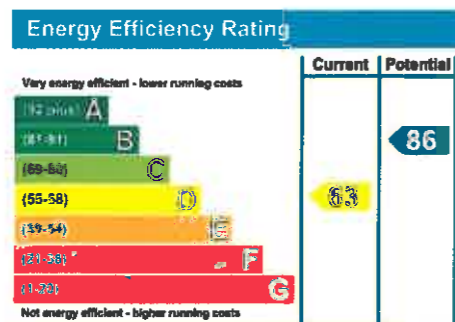
On the first-floor, there are three bedrooms (two at the rear), bathroom and a separate WC. One of the rear bedrooms offers fitted wardrobe cupboards. The bathroom has roll-top bath with shower attachment, twin wash hand basins in a vanity unit, tiled walls and floor, heated towel rail and a separate WC with wash hand basin.

## OUTSIDE

As you walk out from the rear reception room, you walk out to rear garden of approx 82'9 x 34'5 (25.22m x 10.49m). From the front there is a garage at the side with double entry forecourt.

Council tax band:

G (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.

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