

GRIMSHAW

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

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Corringway, Ealing, London W5 3HA



Price: £1,499,950 Freehold - No Chain Ref 9393

Situated in the favoured **Hanger Hill East (Haymills Estate)** conservation area. With access to **Park Royal & Hanger Lane** stations, **North Ealing & West Acton** stations and **Ealing Broadway** station with forthcoming Crossrail link connection (The Elizabeth Line) & town centre and the M4 & M40 motorways. Local schools include Montpelier Primary, St Augustine's Priory, The Japanese School and Ellen Wilkinson High.

A beautifully-appointed 5-bedroom Haymills residence on three floors, redesigned in contemporary style with luxurious features including a magnificent open plan sitting room with triple patio doors & side windows on to decked patio and beautiful secluded rear lawned garden of approx 110' with established trees & shrubs. Total approx floor area 213 sq m / 2292.7 sq ft.

GROUND FLOOR

Hall

Cloakroom: Designer wash hand basin; WC

Magnificent open plan sitting room: Wood floor; central stack eco gas fire feature; down lights; triple patio doors & side picture windows to decked patio and rear garden

Luxury fitted kitchen: Stainless steel sink unit; range of fitted wall and floor cupboards; concealed lighting; granite work tops; illuminated central island with granite work top & storage under; Baumatic multi-ring gas hob; Baumatic oven; Baumatic microwave; integral fridge/freezer; integral Baumatic dishwasher; integral Baumatic washing machine & dryer; boiler cupboard housing combi gas central heating boiler; Ceramic tiled floor; patio doors to patio and rear garden

FIRST FLOOR

Bedroom 1 (rear) master bedroom suite: Wood floor; down lights

En suite luxury bathroom: Panelled bath with shower attachment; shower cubicle; wash hand basin; WC; tiled walls

Bedroom 2 (rear): Wood floor; down lights

En suite shower room: Shower cubicle; wash hand basin; WC; walls and floor tiled; down lights

Bedroom 3 (front): Wood floor; down lights

En suite shower room: Shower cubicle; wash hand basin; WC; walls and floor tiled; down lights

Bedroom 4 (front): Wood floor; down lights

SECOND FLOOR

Bedroom 5: Wood floor; 2 Velux windows

Shower room: Shower cubicle; wash hand basin; WC; walls and floor tiled

OUTSIDE

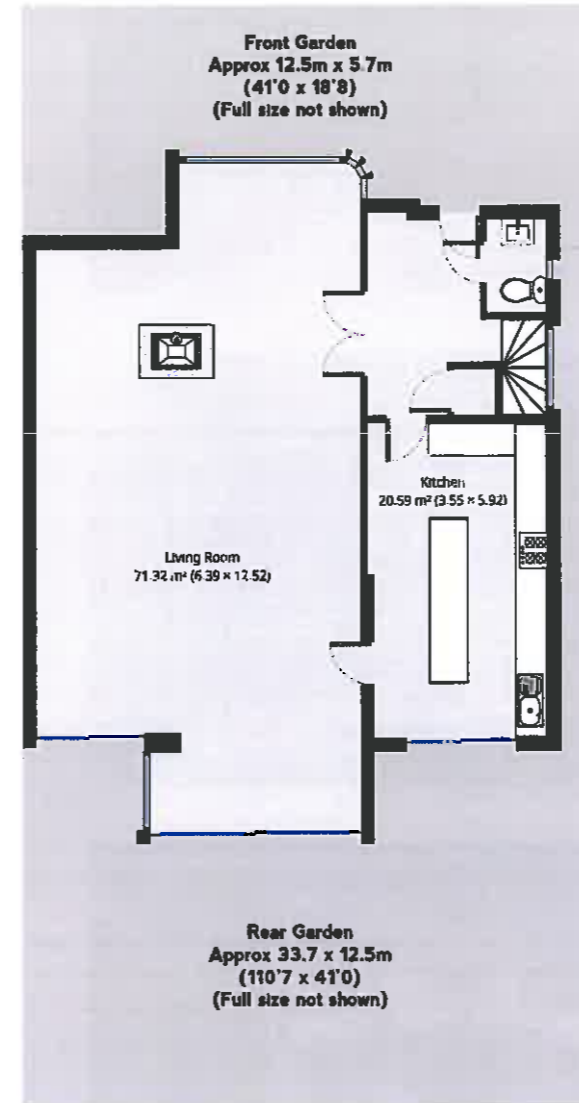
Beautiful secluded lawned rear garden: Of approx 110'7 x 41'0 (38.7m x 12.5m) with decked terrace; established trees and shrubs

Paved forecourt for multi-car parking

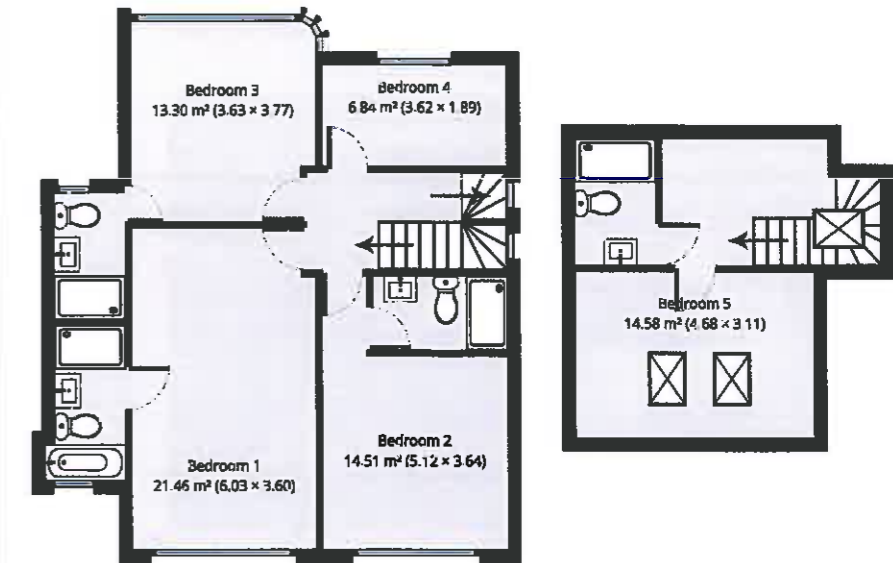
Council tax band: G (subject to confirmation)

Photographs taken previously

EPC Rating = E



Corringway



Conversion
1m = 3'3
2m = 6'7
3m = 9'11
4m = 13'1
5m = 16'5

APPROX. GROSS INTERNAL FLOOR AREA: 213 sq. m / 2292.7 sq.ft

WHILE EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THEIR OPERABILITY OR EFFICIENCY CAN BE GIVEN

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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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29.03.2021