

# Hamptons

INTERNATIONAL



**Brentcot Close, Ealing, W13**

4  2  3 

GUIDE PRICE

**£1,180,000**

**(£1,179,950)**

## Property details

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### Key features

- **Overlooking Pitshanger Park**
- **Chain Free**
- **Four/Five Bedrooms**
- **Two Reception Rooms**
- **Dining Room**
- **Utility Room**
- **WC/Cloakroom**
- **Private First Floor Terrace**
- **17ft Garage**
- **Ideal for Pitshanger Lane**

## Brentcot Close, Ealing, W13

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## Description

Excellent family home which directly backs onto and overlooks Pitshanger Park. Well presented with four/five bedrooms, two spacious reception areas, utility room, kitchen/breakfast room, separate dining room, Ideal for many local schools and shops. Garage and off street parking. This beautifully presented family home offers versatile living spaces and a prime location directly backing onto and overlooking the picturesque Pitshanger Park. Featuring two generous interconnecting reception rooms and a modern and well-equipped kitchen/breakfast room, which is complemented by a separate dining room, leading to a convenient utility room and garage. A separate WC is located off the hallway. Moving upstairs there are three spacious bedrooms, two of which have fitted wardrobes, family bathroom and a principle bedroom with fitted wardrobes and an en-suite shower room. Situated close to excellent local schools and a variety of shops, this home combines comfort, practicality and an unbeatable location. Outside Front, pretty garden with a selection of plants and trees. Access to a private garage. Rear, spacious 34ft patio-style garden, conveniently accessible from both the dining room and the utility area. This garden offers direct access to the expansive open spaces of Pitshanger Park, perfect for leisurely strolls or outdoor activities. Additionally, the property features a serene first-floor terrace, accessible from one of the rear bedrooms, boasting stunning views over the park. This tranquil terrace provides an ideal setting for relaxing or entertaining, blending privacy with natural beauty. Situation Brentcot Close is a peaceful cul-de-sac that backs directly onto the open spaces of Scotch Common/Pitshanger Park. The park is a haven for outdoor sports and has an excellent children's play area. Just beyond the park is Ealing Golf Club and further along Meadvale Road is member only Brentham Sports Club which is renowned for its tennis facilities. The top of fashionable Pitshanger Lane is just over 300 metres away and provides a selection of independent local shops and cafes, supermarkets and a variety of other amenities. There are several highly regarded schools in the area including North Ealing Primary. For commuters, there is a regular bus service from the top of Bellevue Road to Ealing Broadway station where District and Central line tube services, together with the GWR and the excellent Elizabeth line can be found. Property Ref Number: HAM-59411



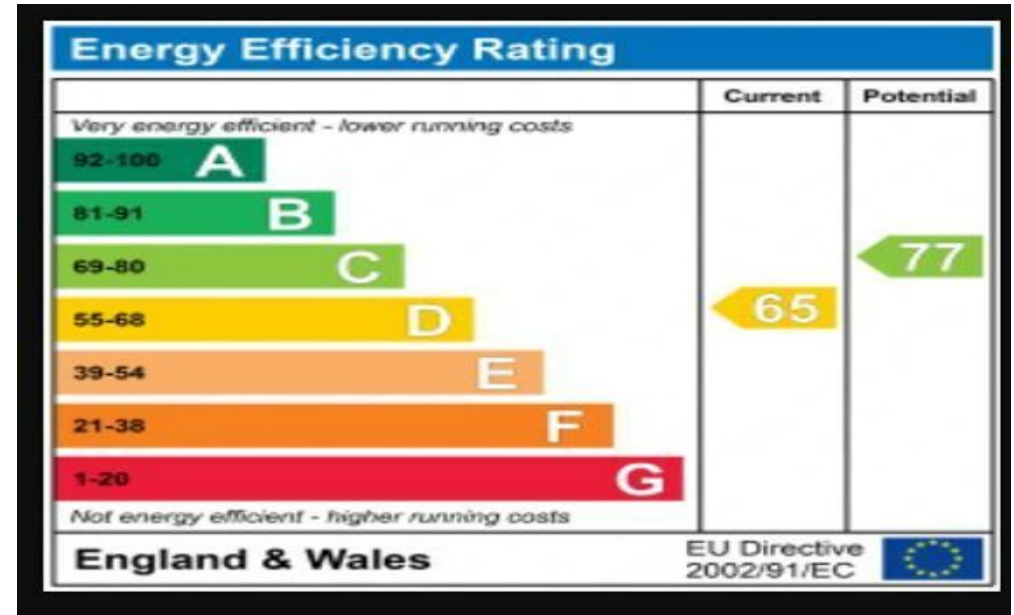












# Floor plan

## BRENTCOT CLOSE

Approximate Gross Internal Area (excluding reduced headroom)

Ground floor = 1111 sq. ft. (103.2 sq. m.)

First floor = 655 sq. ft. (60.9 sq. m.)

Loft floor = 279 sq. ft. (25.9 sq. m.)

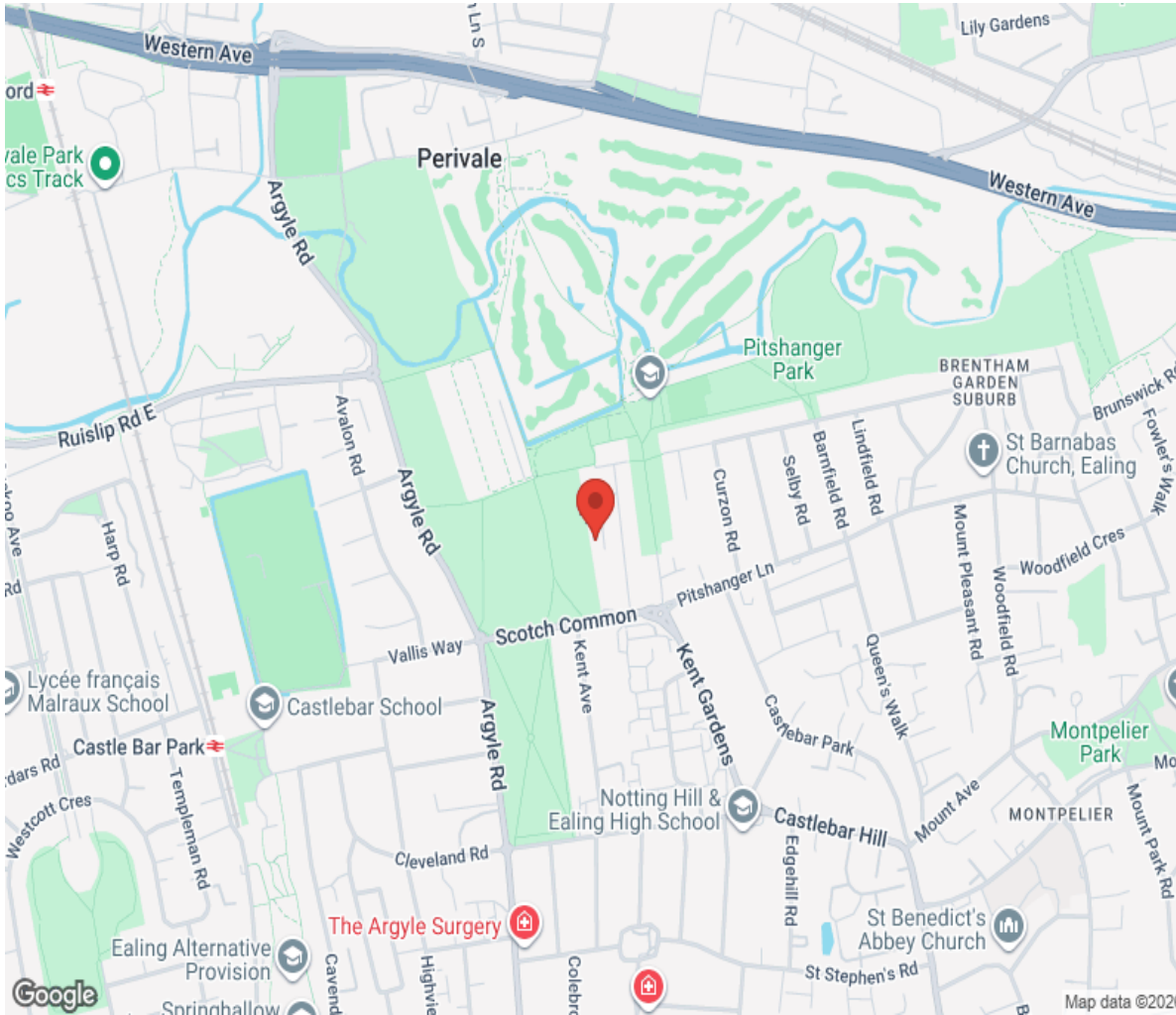
Reduced headroom = 134 sq. ft. (12.5 sq. m.)

Total = 2179 sq. ft. (202.5 sq. m.)



This plan is for your guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, fixtures and finishes before making any decisions about your purchase.

# Location



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