

# Hamptons

INTERNATIONAL



**Park View Road, Ealing, W5**

5  3  1 

GUIDE PRICE

**£1,300,000**

**(£1,295,000)**

## Property details

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### Key features

- **Well Presented**
- **Over 1700 Sq Ft**
- **Five Bedrooms (four doubles)**
- **19ft Fitted Kitchen**
- **22ft Reception/Dining Room**
- **Off Street Parking**
- **Close To Several Schools**
- **Three Bathrooms**
- **Downstairs WC/Cloakroom**
- **Bespoke Cabinetry**

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## Description

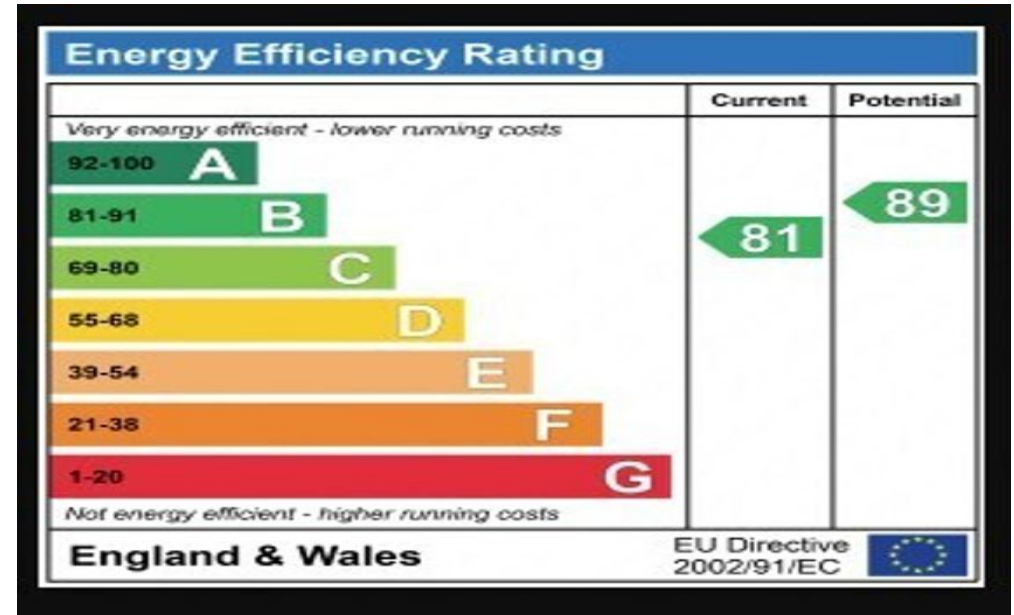
Superb family home on a prime residential road, north of Ealing Broadway. Ideal for a number of schools. Extended and modernised with spacious kitchen and impressive 22ft reception/dining room. Off street parking. An excellent and enhanced family home which has been extended and upgraded by the current vendors to a high standard throughout. Boasting over 1700 sq ft, this family home has on the ground floor a stunning 19ft kitchen with ample cupboards, work surfaces, integrated appliances and breakfast bar area. The kitchen seamlessly opens into an impressive 22ft dining and reception room. Additionally on the ground floor is a WC/cloakroom with utility storage cupboard. On the first floor is a rear facing bedroom/additional reception room and the main bedroom with en-suite bathroom. Moving up to the top floor you have another bedroom with en-suite, further double bedroom, single bedroom/study and family bathroom. All bedrooms come with bespoke cabinetry and/or built-in wardrobes. Additional storage is provided with a pull-down ladder to the loft area. All bathrooms have underfloor heating. Outside Front; the property comes with one off-street parking space. There is also a private secure bicycle storage area to the property. Rear; superb landscaped garden with both an awning and pergola covered areas. At the end is a garden kitchen area and storage. Access is via the rear reception area. Situation Park View Road is nestled north of central Ealing Broadway and home to some of the finest properties Ealing has to offer. Moments from the property is the beautiful Hanger Hill Park and adjacent to that are sports fields with both football and cricket pitches. For transport you are close to four stations and between them you have enhanced connectivity into and across London and out to Heathrow and Reading. By road, you can connect to the A40/M40 to the north and the A4/M4 via Chiswick roundabout to the south. Nearby, highly regarded schools include Ada Lovelace, St Augustine's Priory, Montpelier and St Gregory's. Property Ref Number: HAM-62462











# Floor plan

## PARK VIEW ROAD

Approximate Gross Internal Area (excluding external stores)

Ground floor = 695 sq. ft. (64.6 sq. m.)

First floor = 509 sq. ft. (47.3 sq. m.)

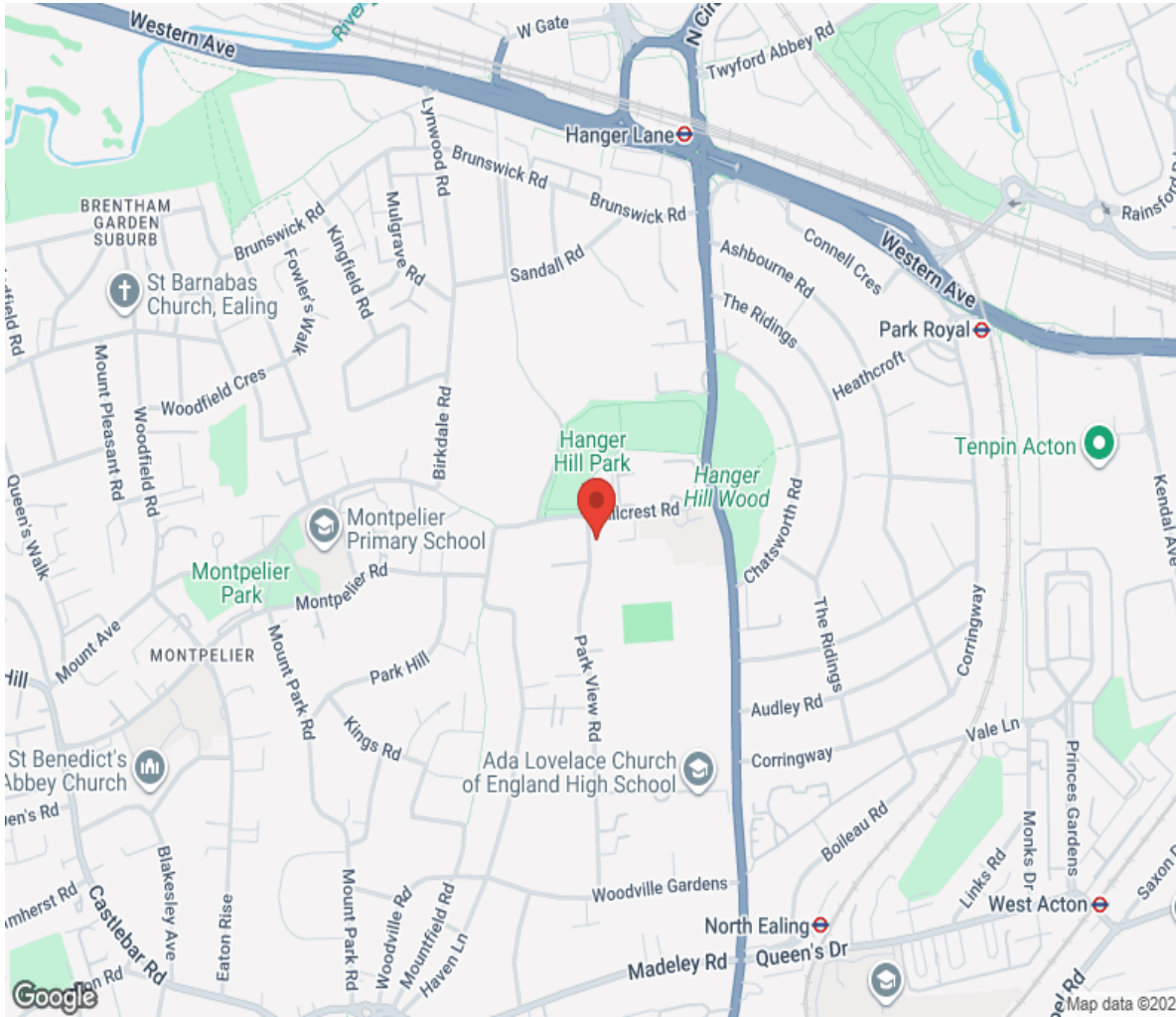
Second floor = 508 sq. ft. (47.2 sq. m.)

Total = 1712 sq. ft. (159.1 sq. m.)



This plan is for layout 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 completed bearings before making any decisions about your plan.

# Location



# Hamptons

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