

Hamptons

INTERNATIONAL



Delamere Road, Ealing, W5

6  4  3 

GUIDE PRICE

£1,700,000

(£1,695,000)

Property details



Key features

- **Air Conditioning to Key Rooms**
- **Six Double Bedrooms**
- **Three Bathrooms**
- **Garage**
- **WC/Cloakroom**
- **Laundry/Utility Room**
- **Westerly Facing Garden**
- **Parking for Several Cars**

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Description

Ideally located south of Ealing Broadway on a highly regarded residential road. Six double bedrooms all with fitted wardrobes, west facing garden, garage and off street parking. A superb and well presented, extended family home which is generously proportioned across three floors. On the ground floor is a sumptuous front facing 15ft reception room and to the rear a dual aspect 25ft double length reception room overlooking the garden. The spacious 21ft kitchen comes with a breakfast bar area and a number of integrated Bosch appliances with a dedicated dining area. Moving upstairs to the first floor, you have three double bedrooms, all with fitted wardrobes with the rear facing bedroom boasting a five piece en-suite bathroom. The family bathroom is next to a laundry/utility room. Across the second floor are three more double bedrooms, again with fitted wardrobes with the rear bedroom opening onto a private balcony and an additional family bathroom. Outside Front; off street parking, secure side gate to rear garden. Garage; integral garage with up an over door and internal door into the house. Rear; wide westerly facing garden with patio and lawn areas. Accessed via two sets of sliding doors and side gate. Situation Delamere Road is a quiet sought after residential area of similar homes just south of Ealing Broadway. The property is 0.8 miles to Ealing Broadway shopping centre and less to the excellent shops, bars and restaurants in Ealing Common or Ealing Green and St Mary's Road. Ealing Broadway station operates the GWR, Central and District lines into London on the underground and the excellent Elizabeth line service which boasts fast travel times across London such as Bond Street and Canary Wharf and out to Heathrow. Ealing Common's District and Piccadilly line tube station only 0.6 miles and South Ealing's Piccadilly line tube station is 1 mile. Nearby parks and open spaces include Ealing Common and Walpole Park. Property Ref Number: HAM-64136











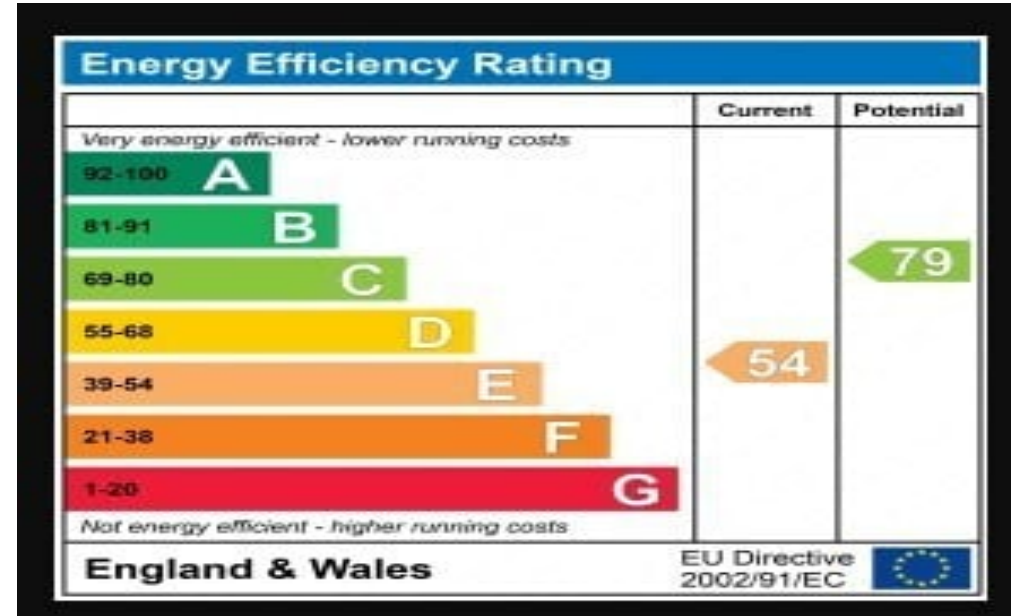












Floor plan

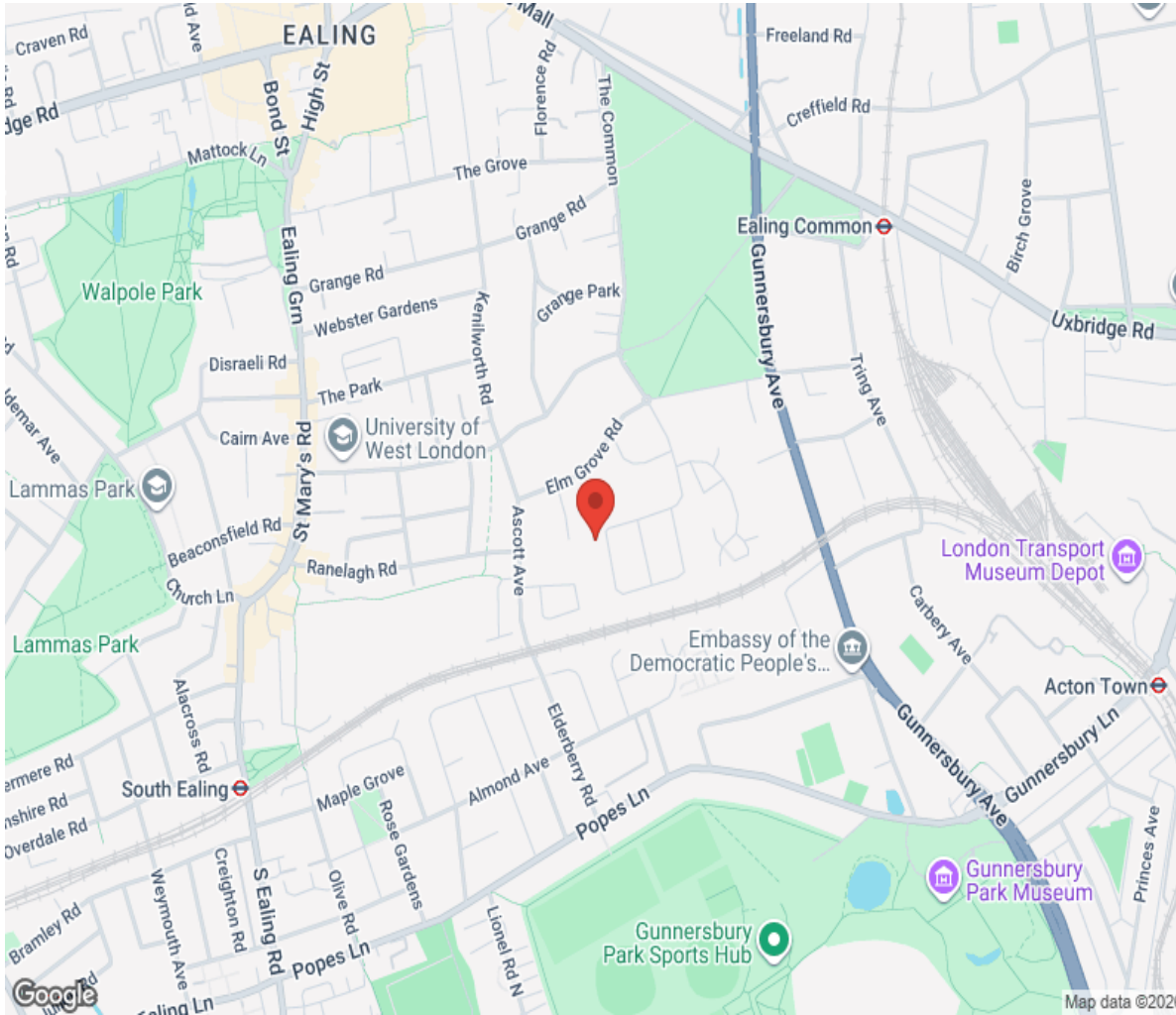
DELAMERE ROAD

Approximate Gross Internal Area (excluding reduced headroom, eaves & voids) including garage
Ground floor = 1201 sq. ft. (111.6 sq. m.)
First floor = 849 sq. ft. (78.9 sq. m.)
Second floor = 630 sq. ft. (58.5 sq. m.)
Reduced headroom & eaves = 201 sq. ft. (18.7 sq. m.)
Sheds = 78 sq. ft. (7.3 sq. m.)
Total = 2959 sq. ft. (275.0 sq. m.)



This plan is for guide only. Not drawn to scale unless stated. Windows and door openings are approximate. All floor areas are taken in the projection of the plot, taking into account all dimensions, inlets and concrete beams, before making any deductions for door frames.

Location



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