

Hamptons

INTERNATIONAL



Drayton Green, Ealing, W13

4  2  1 

OFFERS IN EXCESS OF

£1,100,000

(£1,100,000)

Property details



Key features

- **Beautiful Family Home**
- **Four Double Bedrooms**
- **Two Bathrooms**
- **Modern Open-Plan Kitchen/Diner ar**
- **Downstairs WC**
- **Private Parking Space**
- **Ideal For the Elizabeth Line and Wa**
- **Landscaped Garden**

Drayton Green, Ealing, W13

4 2 1

OFFERS IN EXCESS OF
£1,100,000
(£1,100,000)

Description

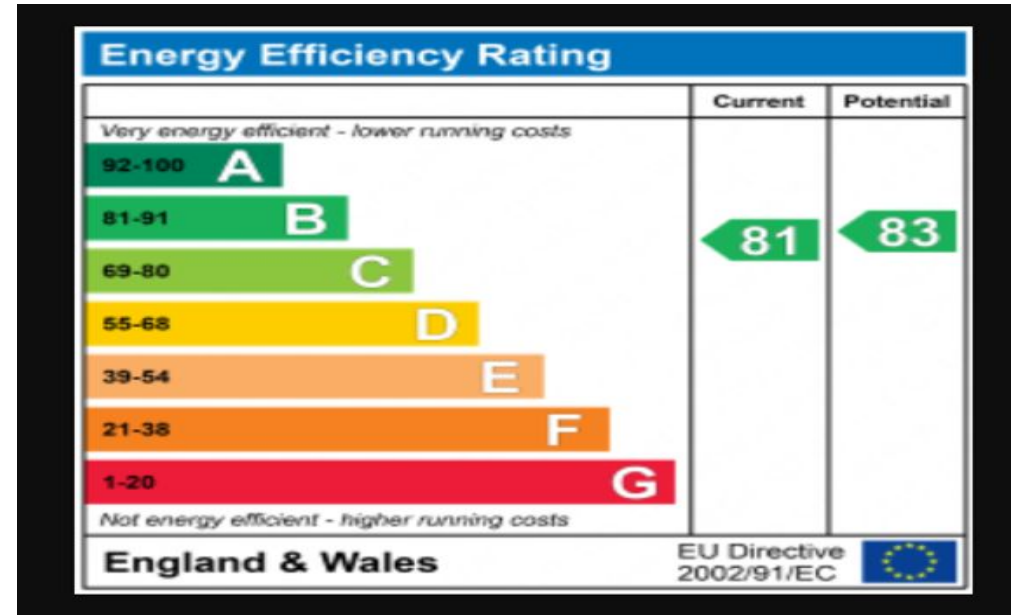
Located in the heart of "The Draytons" area within a secure gated development and adjacent to the open green spaces of Drayton Green . A lovely three-storey family home with 1609 sq. ft. of accommodation. Four double bedrooms, two bathrooms and a private parking space. Perfect for the Elizabeth line, local shops and Waitrose. This beautifully presented family home welcomes you with a spacious entrance hallway and a convenient downstairs WC, leading through to an impressive 21ft open-plan kitchen, dining and reception room, perfect for modern living and entertaining. The modern kitchen has a range of integrated appliances, as well as plenty of work top space and storage options. The first floor comprises three well-proportioned double bedrooms alongside a stylish family bathroom. Occupying the top floor is a further generous double bedroom, complemented by a spacious shower room, offering an ideal private suite or guest accommodation. Outside Front: A gated entrance leads through to a pathway guiding you to the front door, creating a welcoming first impression. The property also benefits from useful side access to the rear garden and a private parking space for added convenience. Rear: A beautifully landscaped garden, directly accessible from the reception room, featuring two designated patio seating areas. Raised borders showcase a variety of plants, shrubs, and trees, creating a private and inviting outdoor space. The garden also benefits from convenient gated rear access. Situation Located in the heart of "The Draytons" area of Ealing which is highly sought after due to its proximity to the local amenities and numerous transport services. Drayton Road is just 0.3 miles to the excellent West Ealing Elizabeth line station as well as overground station. Heading outwards the line runs conveniently to all Heathrow terminals and Reading and inwards the line reaches Shenfield and Abbey Wood via landmark stations such as Paddington, Bond Street, Tottenham Court Road and Canary Wharf. Just beyond the station is a large Waitrose supermarket and there are also some great independent shops, restaurants and the wonderful Drayon Court Hotel/Pub along The Avenue. The property benefits from being opposite the open spaces of Drayton Green as well as adjacent to Drayton Green Primary School. Other reputable schools in the area include St John's Primary School, Drayton Manor High School, Castlebar Primary School, Notting Hill & Ealing High School and the local French school. Property Ref Number: HAM-63882 Additional Information £72 service charge a month for communal area upkeep.











Floor plan

DRAYTON GREEN

Approximate Gross Internal Area (excluding reduced headroom / void)

Ground floor = 575 sq. ft. (53.4 sq. m.)

First floor = 571 sq. ft. (53.1 sq. m.)

Second floor = 382 sq. ft. (35.5 sq. m.)

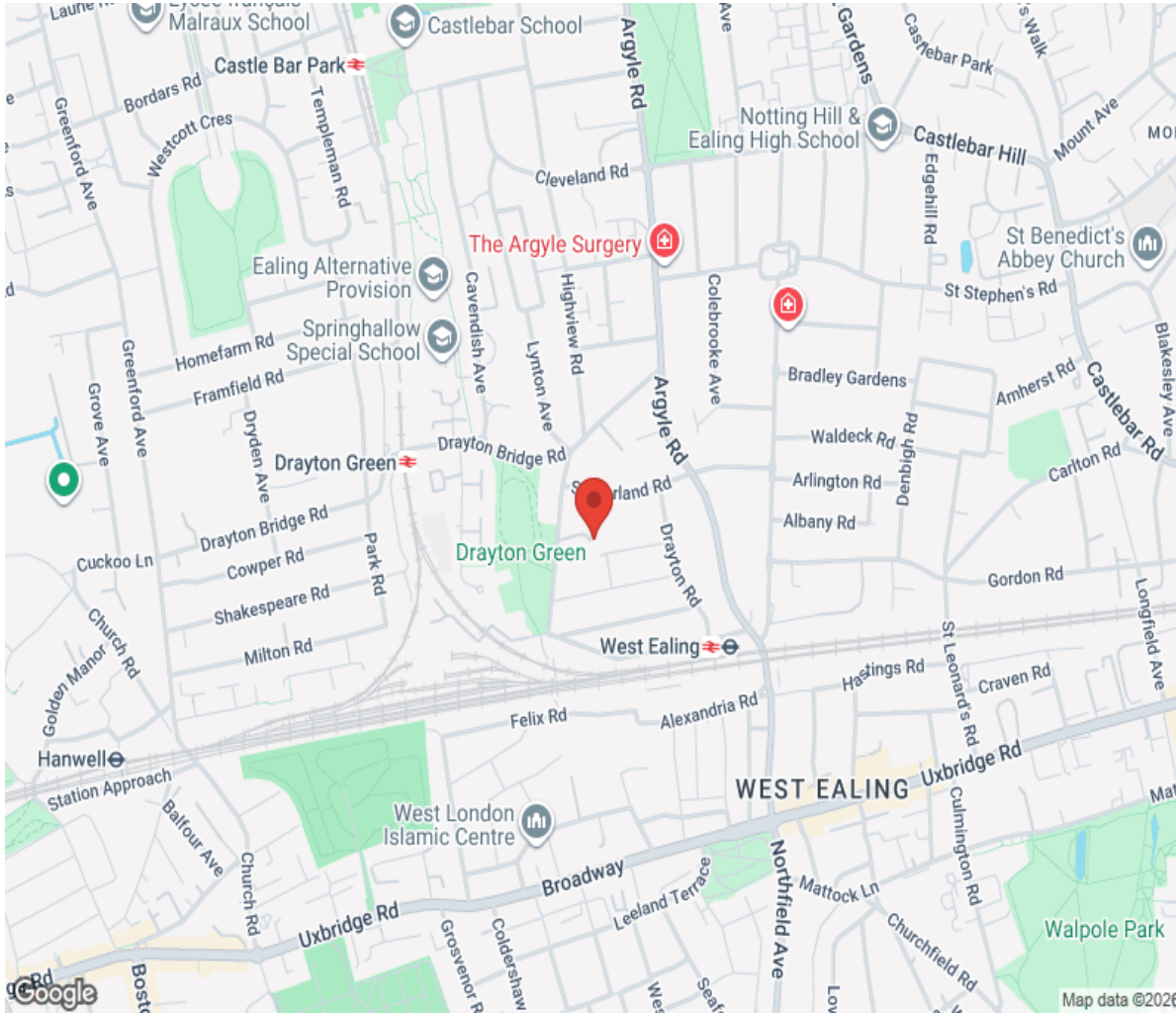
Reduced headroom = 81 sq. ft. (7.5 sq. m.)

Total = 1609 sq. ft. (149.5 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, shapes and proposed bearings before making any decisions about your plan.

Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com