

Hamptons

INTERNATIONAL



Grange Road, Ealing, W5

5  3  2 

GUIDE PRICE

£1,830,000

(£1,825,000)

Property details



Key features

- High Specification Recently Renova
- Central Ealing Broadway Location
- Five Bedrooms
- Three Bathrooms
- Utility/Laundry Room
- Off Street Parking
- South Facing Garden
- Studio/Office

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Description

Central Ealing Broadway location. Beautifully extended and fully renovated throughout. Five bedrooms, three bathrooms and garden studio. South facing garden and off street parking. Extensively extended and comprehensively renovated by the current owners, this exceptional family home has been thoughtfully designed to provide versatile and well balanced accommodation across three floors. Finished to an impressive standard throughout, the property combines contemporary styling with practical family living. The ground floor features a welcoming 16 ft bay fronted reception room, a guest WC and an outstanding 20 ft open plan kitchen, dining and family space which forms the heart of the home. The bespoke kitchen is fitted with an extensive range of integrated appliances and a central island, while clearly defined dining and seating areas create an ideal environment for both everyday living and entertaining. A separate utility and laundry room adds further practicality. The first floor offers two generous double bedrooms, one benefitting from an ensuite shower room, alongside a further bedroom and a well appointed family bathroom. Occupying the top floor are two additional double bedrooms served by a further bathroom, together with access to useful eaves storage. Additional features include zoned underfloor heating throughout much of the property and beautifully crafted Italian designed cabinetry and fitted wardrobes to several rooms, reflecting the exceptional attention to detail evident throughout this impressive home. Outside Front; driveway parking providing off street parking for two to three cars. Studio; custom designed garden studio which is currently used as an office. Rear, landscaped south facing garden with lawn and paved areas with bi-fold doors off the rear reception room, double doors from the studio and secure side gate. Situation Grange Road is a highly regarded residential address ideally positioned in the heart of Ealing, moments from the open green spaces of Walpole Park and the wide range of shops, restaurants, cafés and amenities found in Ealing Broadway town centre. For commuters, Ealing Broadway station is approximately 0.5 miles away and provides Central and District line services, together with the Elizabeth line offering fast and convenient connections to Paddington, Bond Street, Tottenham Court Road, the City and Canary Wharf, as well as direct routes to Heathrow Airport and Reading. Ealing Common and South Ealing stations are also within easy reach, providing Piccadilly line services into the West End, the City and Heathrow. The area is particularly well regarded for its excellent mix of green open spaces, vibrant town centre facilities and outstanding transport links, making it one of West London's most desirable locations. Property Ref Number: HAM-65408











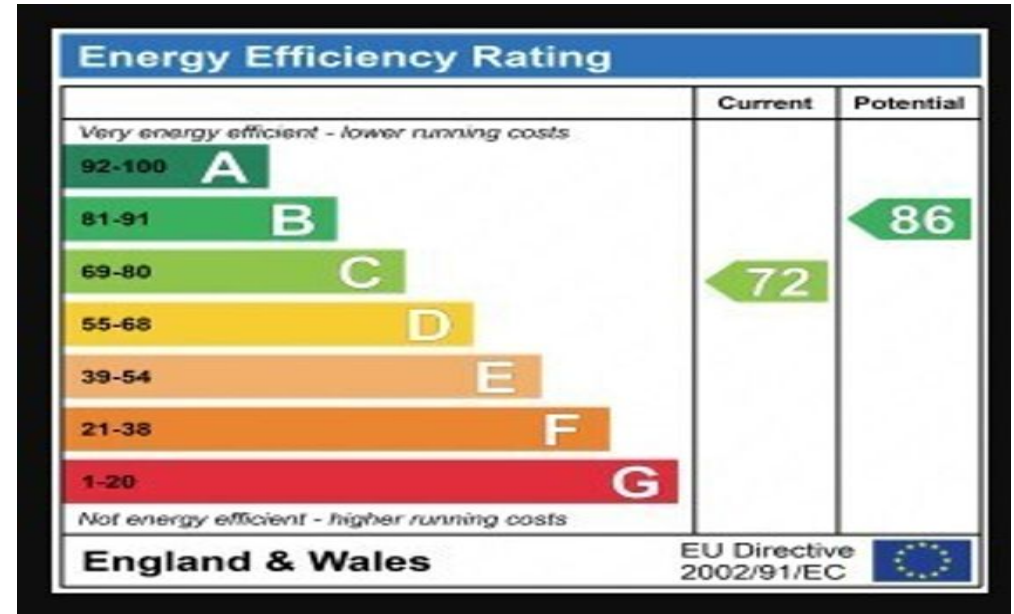












Floor plan

GRANGE ROAD

Approximate Gross Internal Area (excluding reduced headroom / Void / external cupboard)

Ground floor = 751 sq. ft. (69.8 sq. m.)

First floor = 604 sq. ft. (56.1 sq. m.)

Second floor = 381 sq. ft. (35.4 sq. m.)

Reduced headroom = 105 sq. ft. (9.8 sq. m.)

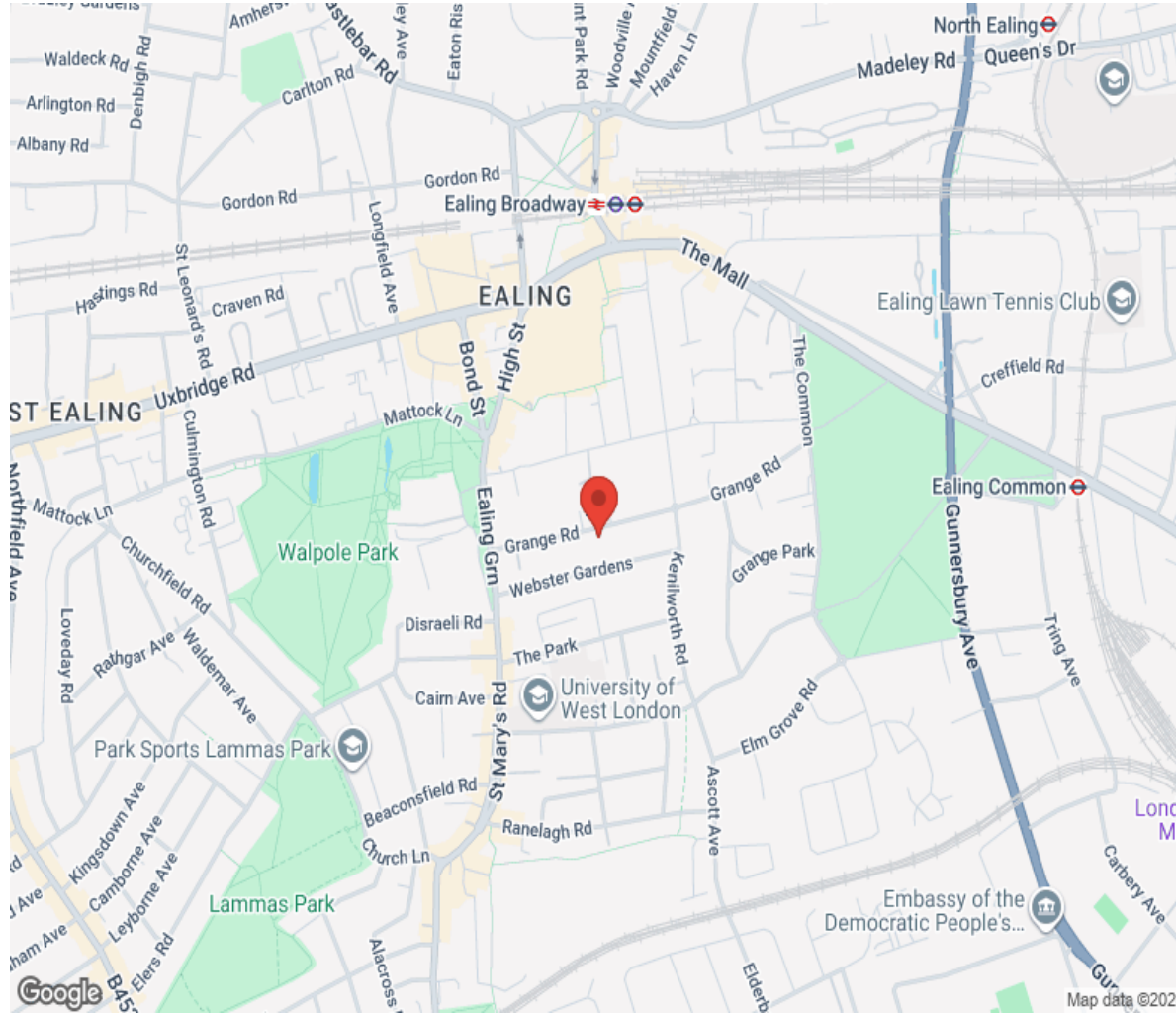
Outbuilding = 148 sq. ft. (13.6 sq. m.)

Total = 1989 sq. ft. (184.9 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 finishes before making any decisions about your purchase.

Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com