



**HELLIWELL & Co.**

**Grange Road, Ealing, W5**  
**Asking Price £2,750,000**





This double fronted, detached Victorian family home, is luminous and expansive throughout, offering both an elegant and modern ambience. With forecourt parking (carriage drive with parking for four / five cars), this impressive period property has an entrance hallway which leads through to a front reception room, with a charming period fireplace and attractive bay window, a second reception room, a separate formal dining room / study and a spacious kitchen with modern integrated appliances, a trendy breakfast bar, additional space for dining, doors leading out to the beautiful landscaped rear garden and direct access to the lower ground floor reception / family room which offers almost 400sq.ft. The first floor offers a fantastic master bedroom, complete with a luxurious walk-in wardrobes and a fully equipped en suite bathroom with a walk-in shower and bathtub, two further double bedrooms, one of which also has its own private en suite and a separate utility room. The fourth and fifth bedrooms are located on the second floor, along with an additional trendy, modern shower room. With period charm and character throughout, the property further benefits from ample storage space, attractive wooden flooring and gas central heating.

Grange Road is placed within the beautiful neighbourhood of Ealing. With The Common being only a short walk away and both Lammas park and Walpole park within half a mile, this house is spoilt for choice when it comes to open green spaces. Ealing Broadway's bars, shops, and restaurants are conveniently positioned, as are a range of exceptional schools for every age. A comprehensive selection of transport links with Central, District and GWR lines from Ealing Broadway and Ealing Commons District and Piccadilly lines.

- Double fronted
- Detached Victorian house
- Luxurious family home
- Five good sized bedrooms
- Four lavish bathrooms
- Three elegant reception rooms
- Landscaped rear garden
- Forecourt parking
- Helliwell & Co 020 8799 3810



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**GRANGE ROAD**

Approximate Gross Internal Area 3480 sq ft / 323.30 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	