



**HELLIWELL & CO**  
ESTATE AGENTS

**Chalfont Way, Ealing, W13**  
**Guide Price £1,250,000**





🛏 5 Bedrooms | 🚗 2 Receptions | 🚿 3 Bathrooms | 📊 EPC Current B

Helliwell & Co is proud to present this unique opportunity to acquire a stunning 'from the ground up' new build 5-bed, 3-bath, 2-reception house, complete with a generous driveway and south-facing rear garden.

With every brick and joist being brand new, this future-proofed house comes with a 6-year warranty and all-new certification. It offers buyers the chance to finalise the finishing touches to their own specifications, including bespoke fitted wardrobes and hand-crafted soft furnishings where required.

This truly luxurious home comes equipped with high-end features, including a state-of-the-art built-in air conditioning system, underfloor heating and a designer kitchen with a range cooker, American-style fridge-freezer, wine coolers, Quooker boiling water tap and Franke double sink with InSinkErator waste disposal. Period features have been added throughout, making it feel like this turn-key family household has always been there, one which requires no further investment in alterations, extensions or repairs.

- Stunning New Build House
- Generous Multi-Car Driveway
- Envious School Catchment
- Luxury 'Grohe' Bathrooms
- Council Tax Band: E
- Luxury Finish Throughout
- Underfloor Heating & Air-Con
- Highly Desirable Cul-De-Sac
- Freehold

**CHALFONT WAY**

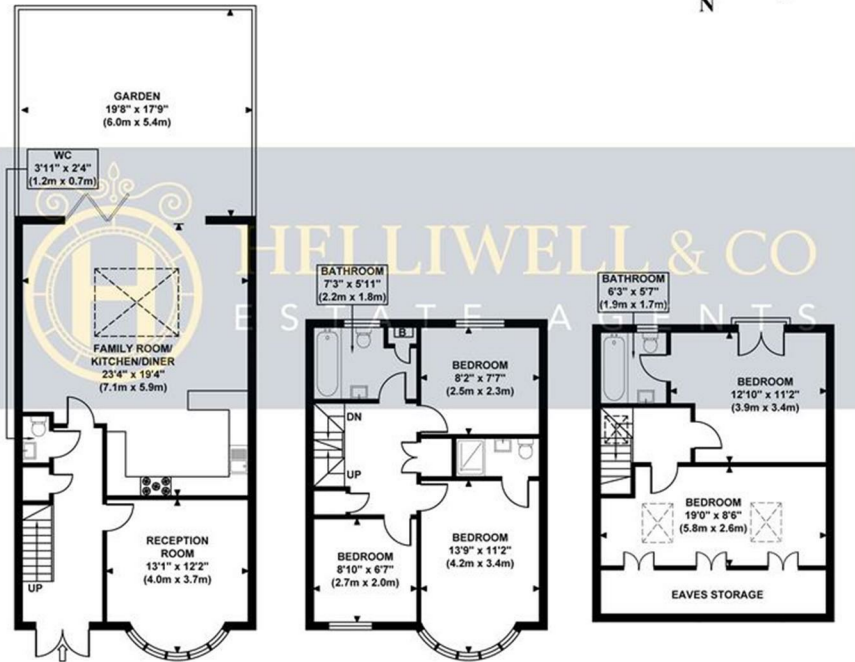
Approximate Gross Internal Area

1635 sq ft / 151.9 sq m

(Excluding Eaves Storage/Reduced Headroom Areas)

Eaves Storage/Reduced Headroom Area 67 sq ft / 6.2 sq m

Total Area 1702 sq ft / 158.1 sq m



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 672 SQ FT

**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 537 SQ FT

**TOP FLOOR**  
GROSS INTERNAL  
FLOOR AREA 426 SQ FT

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.