



Hale Gardens, W3

GARDINER
RESIDENTIAL

Hale Gardens, W3

* 6 Bedrooms * 3 Bathrooms * 2 Reception Rooms * Conservatory *
* Kitchen/Dining Room * Cellar * Large Mature Garden * Parking *

Price: £2,200,000

Freehold



An exceptional and impressive six-bedroom Edwardian semi-detached family home situated in a favoured quiet road in the heart of Ealing Common and Creffield Conservation Area. This handsome and substantial period home is beautifully presented and arranged over three floors, offering approx. 2948 sq ft of space. Rooms of grand proportions throughout and retaining many of the original Edwardian features. Being the first house on the road, this house occupies a larger plot and benefits from an open aspect to the side, larger front and rear gardens.

The welcoming entrance hallway flows to the ground floor accommodation. At the front of the house there is an elegant reception room with feature fireplace. To the back of the house is a spacious reception room overlooking the rear garden. The well-equipped kitchen also benefits from a dining area for versatile family life, a rear extension provides a a stunning contemporary conservatory flooded with natural light from the ceiling to floor window sliding doors across the entire width and side of the room creating a fantastic view onto the beautiful mature rear garden. A separate utility area with washing machine and tumble dryer and a separate WC. A rare added benefit is a dry cellar which offers invaluable additional storage space.

On the upper two floors there are six bedrooms and three bathrooms, comprising a spacious principal bedroom, family bathroom and separate WC. There are two further large double bedrooms, a single bedroom. The top floor offers two further large double bedrooms, both with excellent storage into the eaves and two spacious shower rooms. The spacious top floor hall landing boasts a feature glass atrium style roof.



The front of the house offers real kerb appeal with walled front garden with off-street parking. There is an especially large side access to the rear garden which incorporates a patio area. The beautiful rear mature garden offers versatile spaces and areas with a terrace which is ideal for enjoying al fresco dining. There are also water facilities, power and a covered area for bikes and gardening equipment.

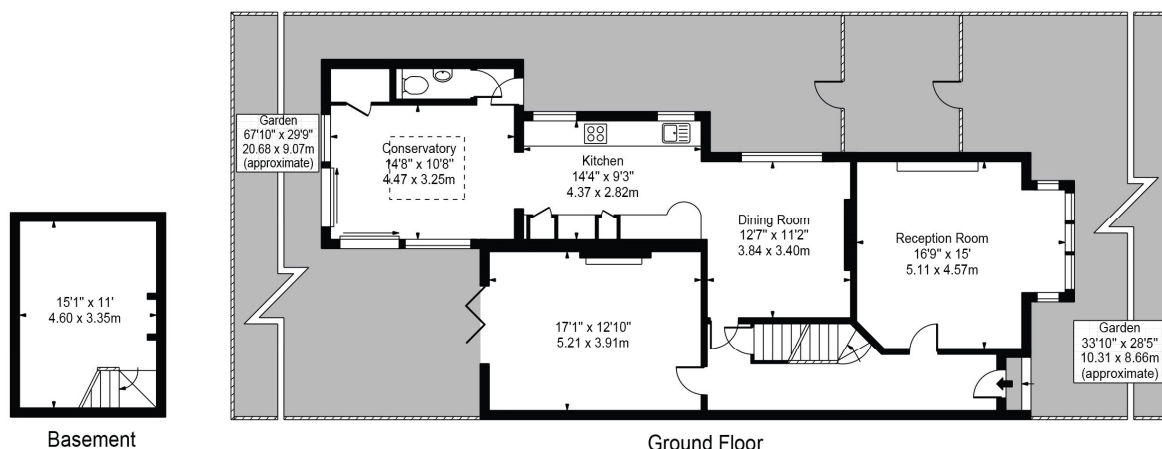
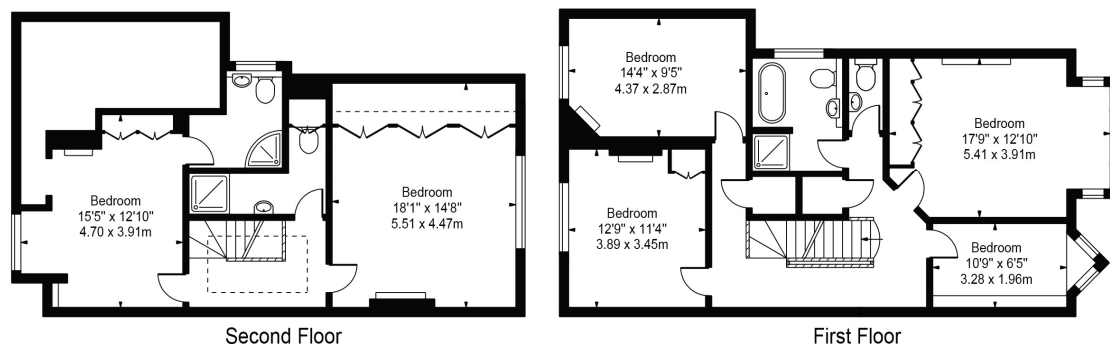
Hale Gardens is a quiet residential road which is ideally located for Ealing Common Underground Station which offers the District & Piccadilly Underground lines with access to the West End and Heathrow. Ealing Broadway Station provides regular train services into Paddington and Crossrail.



Hale Gardens

Approx. Total Internal Area 2948 Sq Ft - 273.88 Sq M
(Including Restricted Height Area)

Approx. Gross Internal Area 2914 Sq Ft - 270.72 Sq M
(Excluding Restricted Height Area)



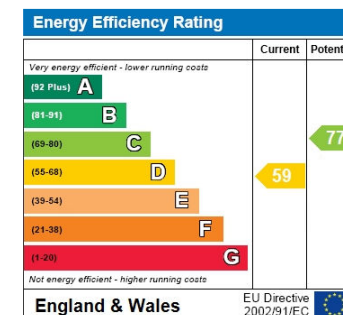
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.

Measurements Not to Scale

Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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