

Evelyn Grove, UK, W5

£1,425,000 *Freehold*

5 2 2

This substantial detached family residence offers approximately 2,581 sq ft (239.78 sq m) of versatile accommodation, including the garage, arranged over three floors. Occupying a generous plot on the highly sought-after Evelyn Grove, W5, the property provides exceptional living space, a large rear garden, private driveway, garage and a wealth of flexible accommodation, making it an ideal long-term family home. The ground floor is centred around an impressive open-plan reception and dining room extending to almost 30 feet in length, creating a superb space for both everyday family life and entertaining, with direct access onto the expansive rear garden.

KEY FEATURES

- 5 Bedrooms
- Freehold
- Off-Street Parking
- Garage





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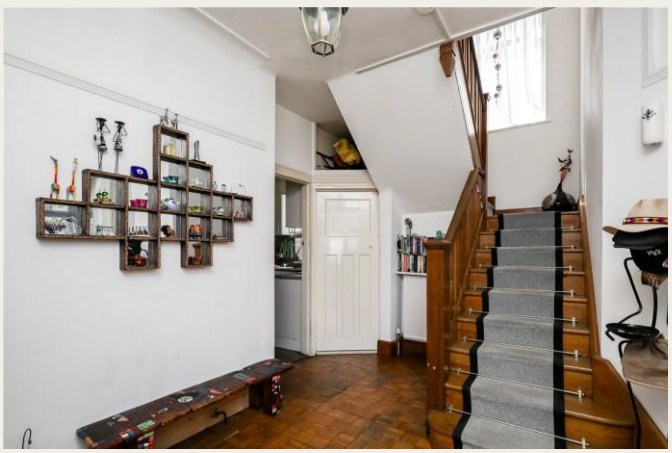
DESCRIPTION

A separate front reception room provides an additional formal living space, while the well-proportioned kitchen overlooks the garden and is complemented by a guest cloakroom, integral garage and ample storage.
The first floor comprises four well-proportioned bedrooms, including a generous principal bedroom, all served by two family bathrooms. A large private balcony overlooks the rear garden, providing an attractive outdoor retreat. The second floor is dedicated to an impressive principal suite featuring a substantial bedroom with extensive eaves storage, while a separate loft room provides further useful storage or offers scope for additional development, subject to the necessary planning consents.
The beautifully sized rear garden extends to approximately 54'3 x 32'9, providing an excellent outdoor space for families, entertaining and al fresco dining, while the private driveway and integral garage offer convenient off-street parking.



LOCATION

Situated on the desirable Evelyn Grove, W5 3QP, the property enjoys an excellent position close to a wide range of local amenities and transport links. Hanger Lane Underground Station (Central Line) is approximately 0.1 miles away, Park Royal Underground Station (Piccadilly Line) is approximately 0.3 miles away, and Ealing Broadway Station (Elizabeth Line, Central and District Lines, National Rail) is approximately 1.2 miles away, providing excellent connectivity into Central London and beyond.







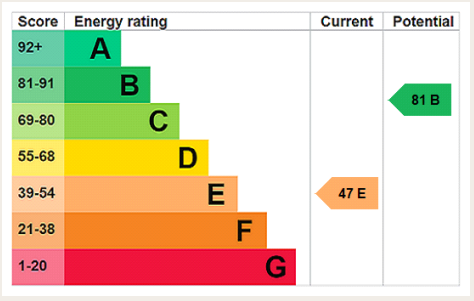




MATERIAL INFO

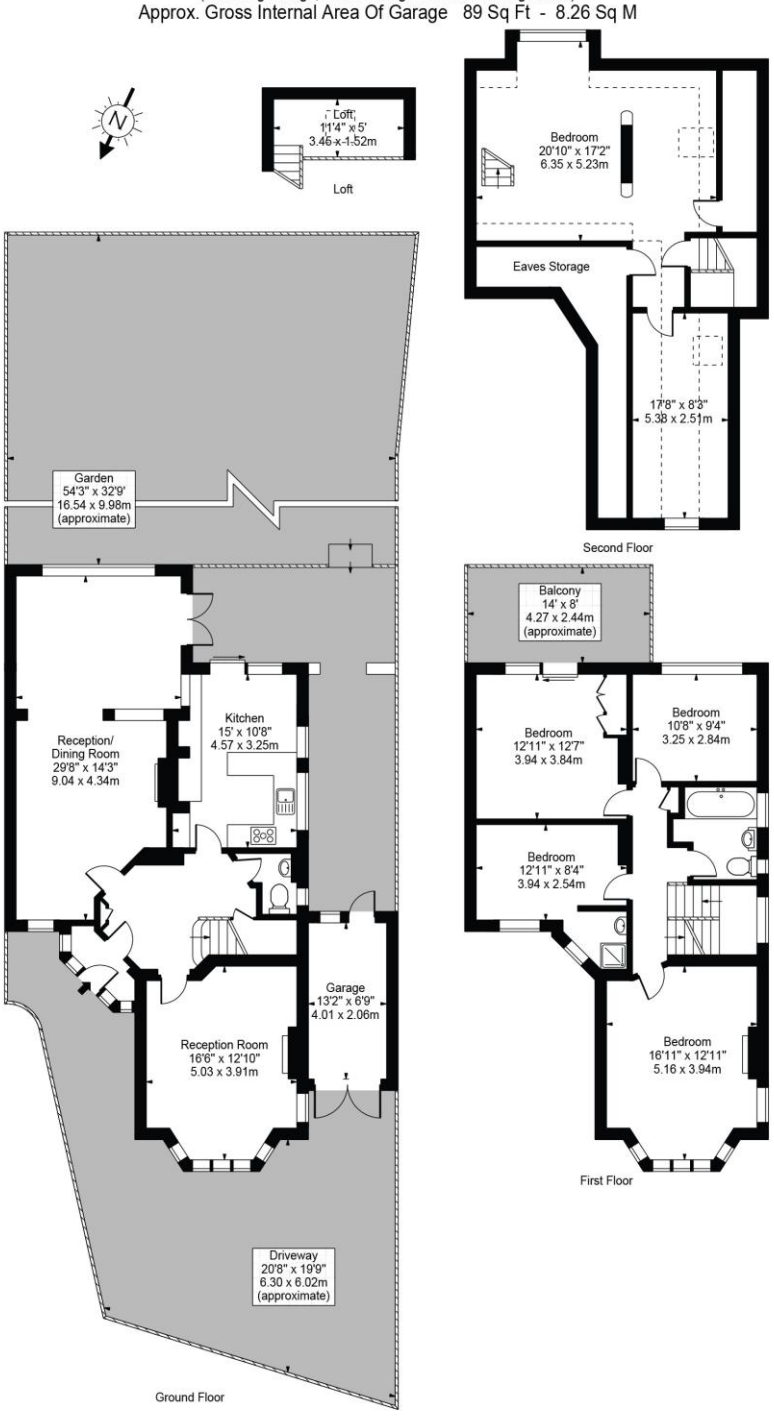
Tenure: Freehold
Service Charge: N/A
Ground Rent: N/A
Council Tax Band: G
EPC rating: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Evelyn Grove, W5

Approx. Total Internal Area 2581 Sq Ft - 239.78 Sq M
(Including Garage, Eaves Storage & Restricted Height Area)
Approx. Gross Internal Area 2152 Sq Ft - 199.93 Sq M
(Excluding Garage, Eaves Storage & Restricted Height Area)
Approx. Gross Internal Area Of Garage 89 Sq Ft - 8.26 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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.
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