



## Dallas Road, W5

£2,500,000 *Freehold*

5  3  4 

This striking five-bedroom detached family home set within the prestigious Haymills Estate, offers over 3,300 sq ft of beautifully finished living space. The Haymills Estate is a highly sought-after conservation area, known for its wide, tree lined crescents, elegant detached homes, and traffic calmed streets offering a peaceful, residential setting with a distinct character.

### KEY FEATURES

- Substantial detached residence
- Expansive secluded rear garden
- Garage
- Chain free sale
- Sought after location



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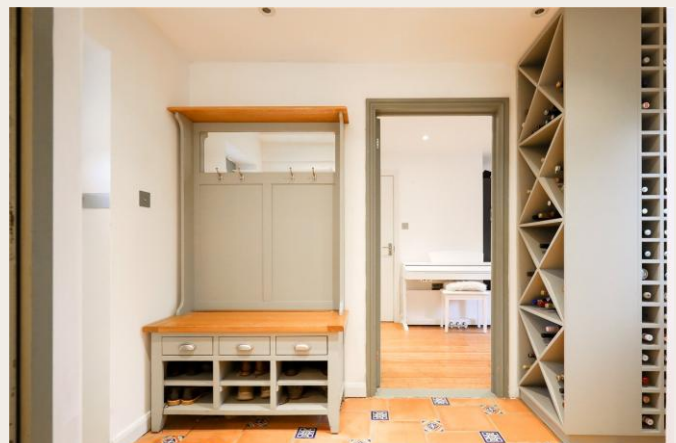
## DESCRIPTION

The home offers two distinct dining areas for formal and informal occasions, spacious reception areas, and five well-sized bedrooms. Two bedrooms benefit from en-suite bathrooms, while the principal suite enjoys its own dressing room. Sitting on a wide plot, the home also boasts ample outdoor space for relaxing, entertaining, or family playtime.

## LOCATION

This prime location is exceptionally well-connected, with several Underground stations nearby and Ealing Broadway just 1 mile away, offering a great mix of shops, restaurants, and fast links into central London via the Elizabeth Line.

Families find themselves spoilt for choice with several top-rated schools nearby, including Montpelier Primary (0.7 miles), St Gregory's Catholic Primary (1.1 miles) and The Ellen Wilkinson School for Girls (0.8 miles) — all known for their strong academic performance and community reputations.







## MATERIAL INFO

**Tenure:** Freehold  
**Term:** N/A  
**Service Charge:** N/A  
**Ground Rent:** N/A  
**Council Tax Band:** H  
**EPC rating:** D

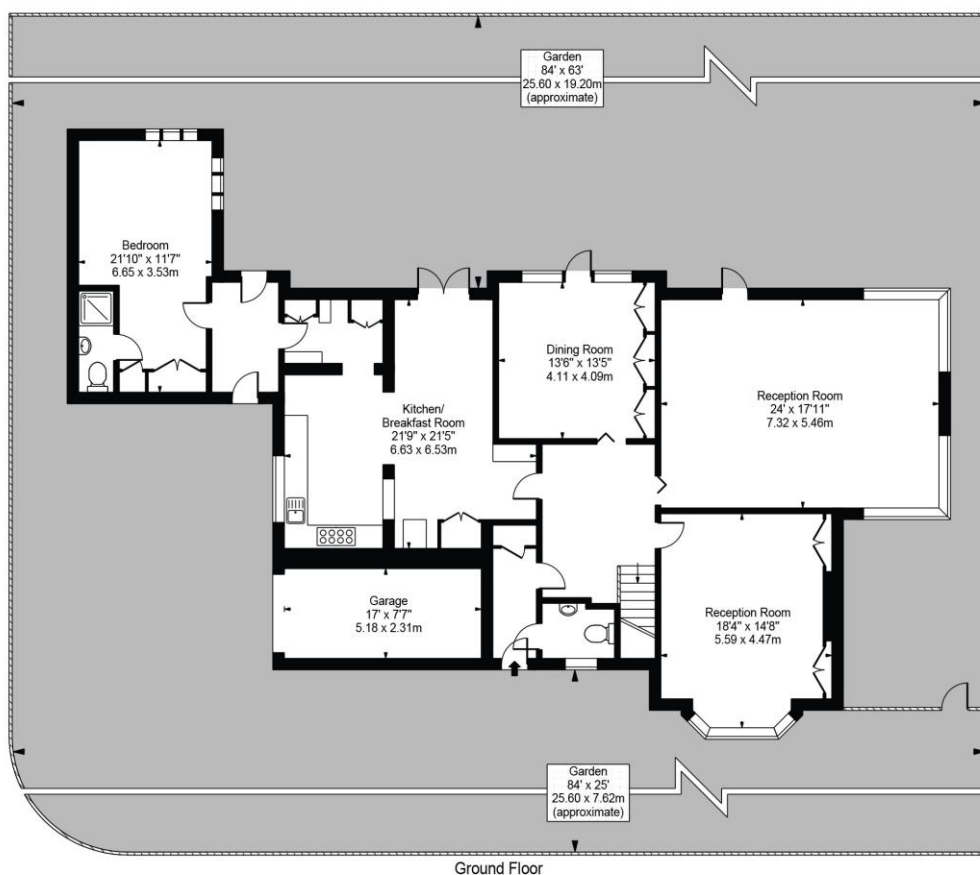
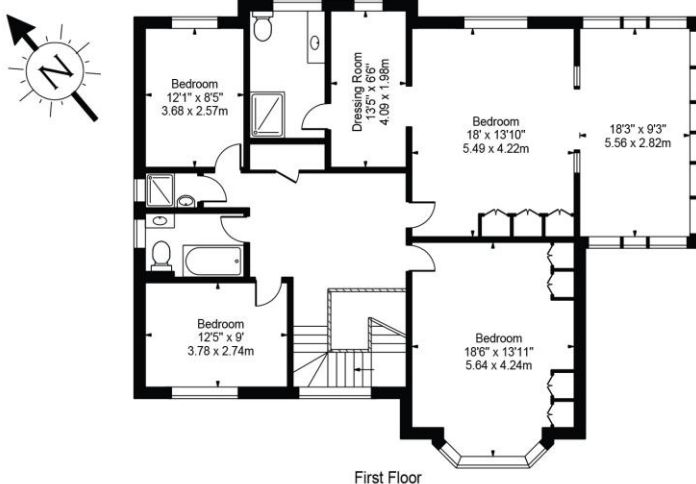
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	73 C
39-54	E		
21-38	F		
1-20	G		

## Dallas Road, W5

Approx. Gross Internal Area 3233 Sq Ft - 300.36 Sq M  
(Excluding Garage)

Approx. Gross Internal Area Of Garage 129 Sq Ft - 11.97 Sq M



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

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