



Hillcroft Crescent London W5, EPC E

£2,400 Per Week - Available 01/09/2017

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Beyond your expectations

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A detached double-fronted family home in a leafy and quiet part of town that offers five bedrooms, off street parking and a lovely south facing garden.

Double fronted detached family home | Five bedrooms | Two receptions | Fully furnished | Off street parking | South facing rear garden | Close to transport links | Garage is retained by landlord.

Description

A detached double-fronted family home in a leafy and quiet part of town that offers five bedrooms, off street parking and a lovely south facing garden. Outside at the front there is an attractive garden with retaining wall together with a hard standing area for parking in front of the garage. At the rear is a very pretty garden with patio, lawn and mature bordering foliage that gives good screening and privacy. The garden enjoys a sunny south facing aspect. (Garage is retained by landlord) Hillcroft Crescent is a favoured location which is in and amongst some of the most desirable roads in Ealing and places the property close to many nearby schools which include St Benedict's, Durston, Harvington, St Augustine's, Montpelier and Notting Hill and Ealing High. Via the West Walk which runs

adjacent to the property you can walk to Haven Green and Ealing Broadway station which is just 0.3 miles from the property. Ealing Broadway station is served by the District and Central Underground lines, Overground trains towards Paddington and Heathrow and is currently undergoing a major transformation preparing for the introduction of Crossrail predicted early 2019.

Situation

Hillcroft Crescent follows the Hill up from the town centre to the north and is a particularly leafy part of town, yet very convenient for access to the transport and shops at Ealing Broadway. This location also offers convenient access to the A406 North Circular road with connections on to the A40/M40 and M25.



Kitchen



Bedroom

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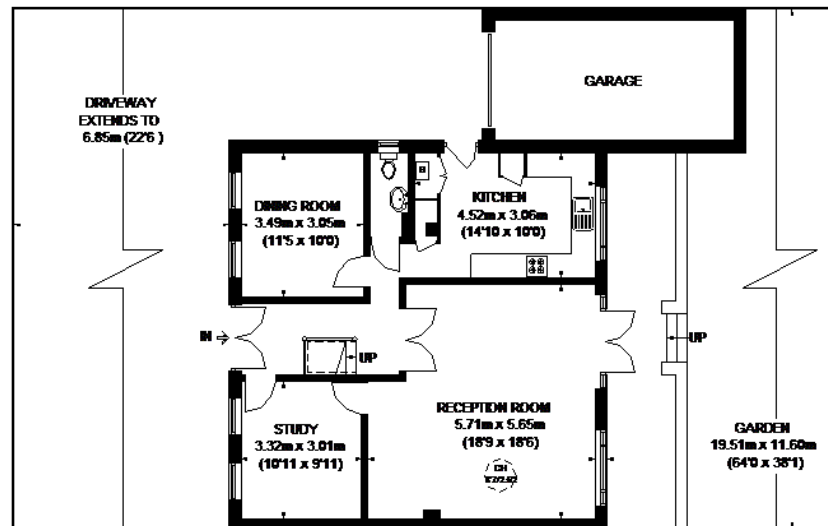
Ealing Lettings 20 The Mall

London W5 2PJ

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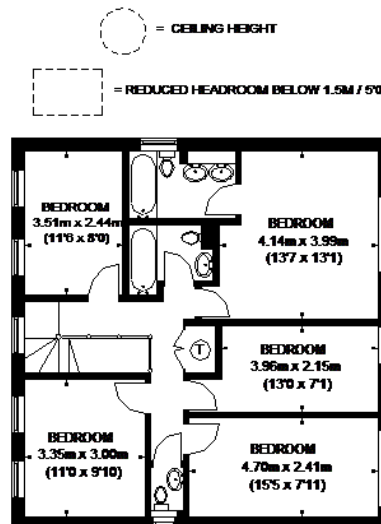
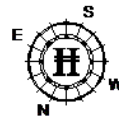
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HILCROFT CRESCENT



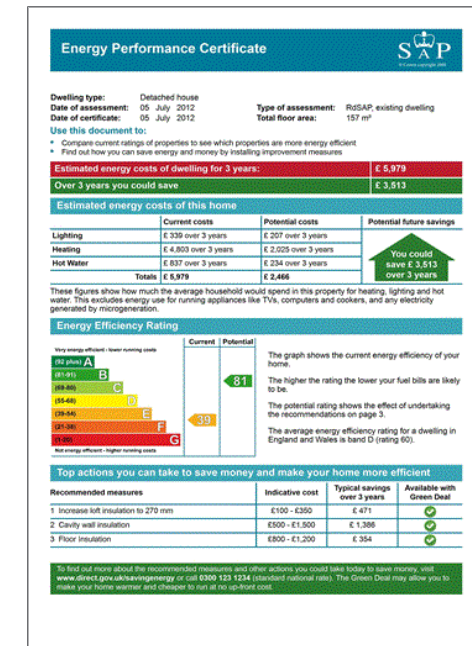
GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM & GARAGE)
GROUND FLOOR = 838 SQ. FT. (77.9 SQ. M.)
FIRST FLOOR = 843 SQ. FT. (78.3 SQ. M.)
REDUCED HEADROOM = 12 SQ. FT. (1.1 SQ. M.)
TOTAL = 1693 SQ. FT. (157.3 SQ. M.)



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (0347381)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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