



Leslie
& Co.

BARNFIELD ROAD, EALING, LONDON, W5

Guide Price: **£1,250,000**



Leslie & Co





About the property

What the owners love:

When we decided to leave Central London, we were looking for something very specific: a proper family home surrounded by green space and a real sense of community, without losing our connection to the city. The moment we found Number 40, we knew we'd found it.

What we've loved most is the feeling the house gives you the moment you walk through the front door. Looking straight through to the garden creates an immediate sense of space and calm after a busy day. It's a home that is just naturally made for family life. In summer, we throw open the back doors, and everyone drifts between the kitchen, family room and the garden—it is the easiest place for barbecues and long evenings with friends. At the same time, having that separate front room for the children to relax in, and a utility room where the everyday clutter can be tucked away, has made daily family life very practical.

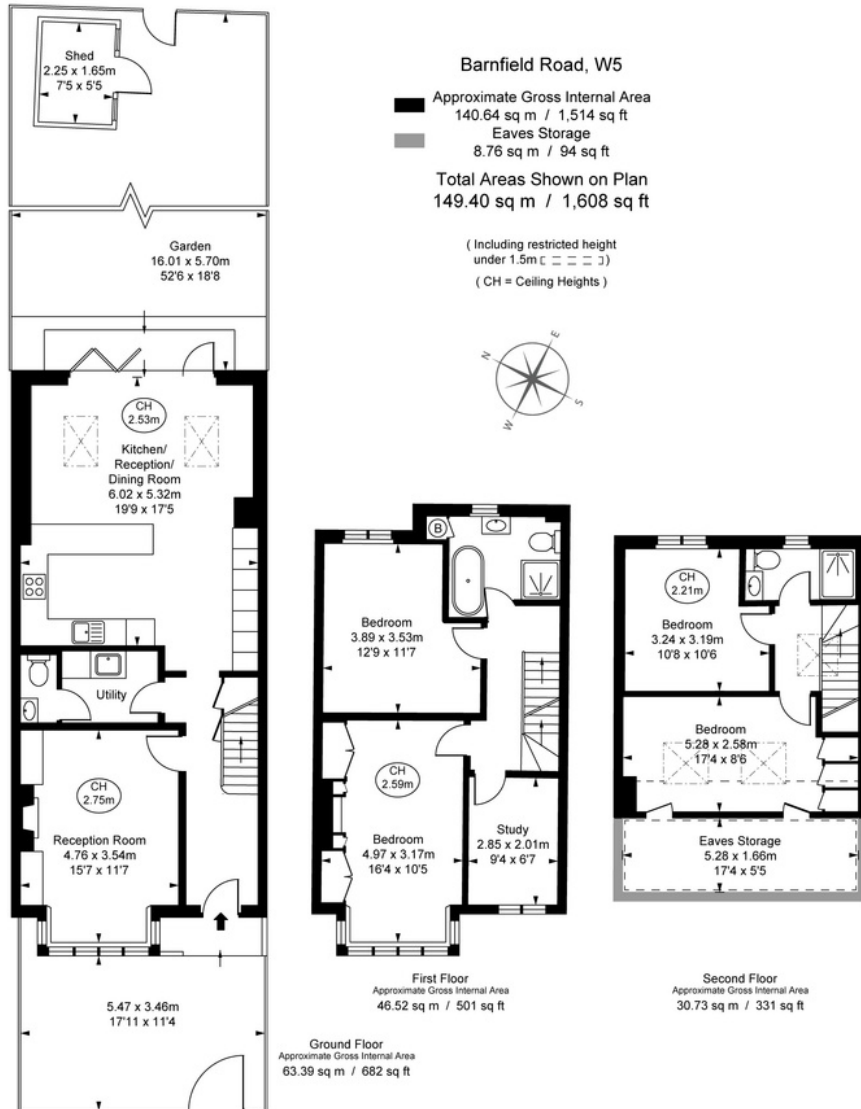
As our lives changed over the years, the house changed with us. It has comfortably welcomed grandparents for extended stays, provided quiet space to work from home, and always managed to feel spacious, whatever stage of family life we were in. It's one of those homes that adapts effortlessly as your needs evolve.

Key features

- Beautiful five-bedroom family home
- Lovely park-side location
- Charming period features and architecture
- Moments from Pitshanger Lane
- Wonderful sunny garden
- Exceptional schools nearby
- Over 1600 sq ft
- Fantastic condition throughout
- Buyer information pack available
- Secure with Reservation or Deposit Agreement

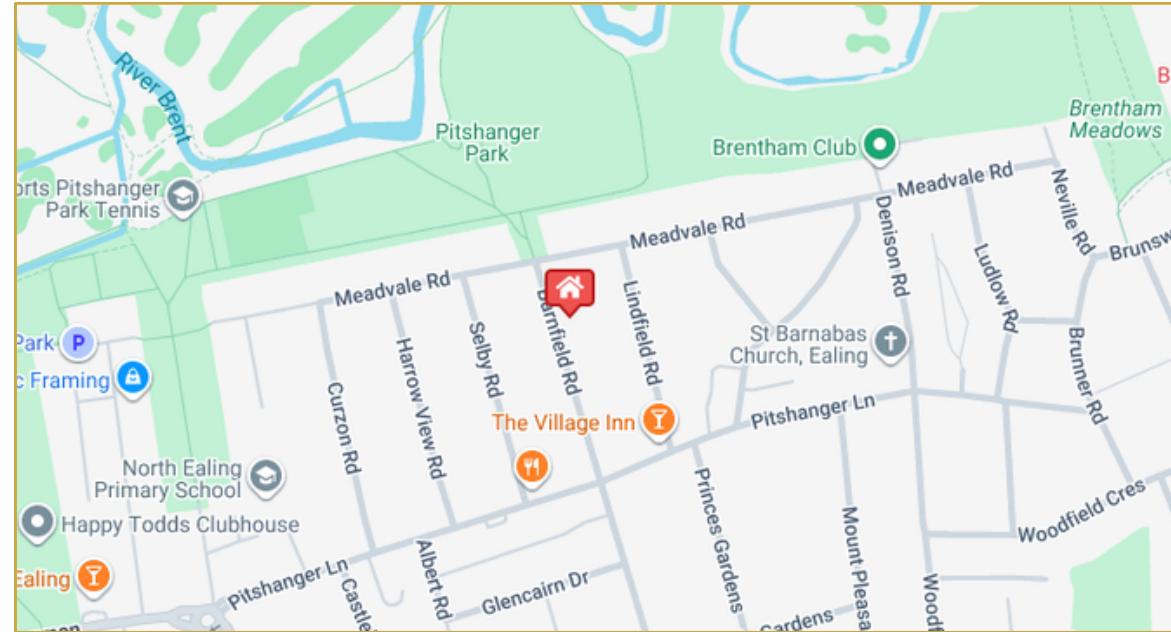
Material information

- Tenure - Freehold
- Council Tax Amount - £3564.00 (Band G)
- Guide Price - **£1,250,000**



PRECISION
YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice
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Key Facts for Buyers



Buyer Information Pack

