







 4 Bedrooms
 |
  3 Receptions
 |
  2 Bathrooms
 |
  EPC Current D

Helliwell & Co. is proud to present an expansive detached family home located within the sought-after Golden Manor on one of Hanwell's most desirable roads.

This fully detached freehold house benefits from forecourt parking with in/out access, a garage with internal entry and side access to the rear of the property. As we enter, you are met with a large and welcoming hallway with built-in cupboards and direct views of the garden. The spacious front reception offers families vast space for entertaining. Ahead and into the kitchen, which is the heart of this house, connecting the ground floor and providing plenty of storage and counter space. There is a separate dining room ideal for hosting dinner parties and onto a conservatory, with additional living space and beautiful views of the large manicured westerly garden with treeline views. In addition, there is a ground-floor office/study, internal access into the garage and a large ground-floor bathroom equipped with a claw-foot bathtub. Upstairs, you have four good-sized bedrooms, three large doubles, and a generous fourth bedroom. All bedrooms have ample built-in storage and picturesque views onto green open spaces. The family bathroom boasts another claw-foot bathroom and a separate shower cubicle. Further benefits include double glazing, gas central heating and cast iron radiators.

Church Road is a gem in its own right, surrounded by leafy green open spaces. The property backs onto Brent Valley, enjoying its woodlands, golf courses, a cricket club and idyllic riverside walks, along with being directly opposite the Bunny Park, Churchfield Recreation Ground and Hanwell Zoo. This provides the perfect environment for families looking to retreat from the hustle and bustle, whilst remaining in London and a stone's throw away from Hanwell's Elizabeth Line Station. Hobbayne Primary & Drayton Manor Schools are within walking distance along with the Uxbridge Road, with multiple bus links and shops, restaurants and cafes.

- Impressive Detached Home
- Four Double Bedrooms
- Study/Home Office
- Expansive Garden
- Potential to Extend (STPP)
- Garage & In / Out Driveway
- Moments from Elizabeth Line
- Stunning Green & Leafy Views
- Tenure: Freehold
- Council Tax Band: G

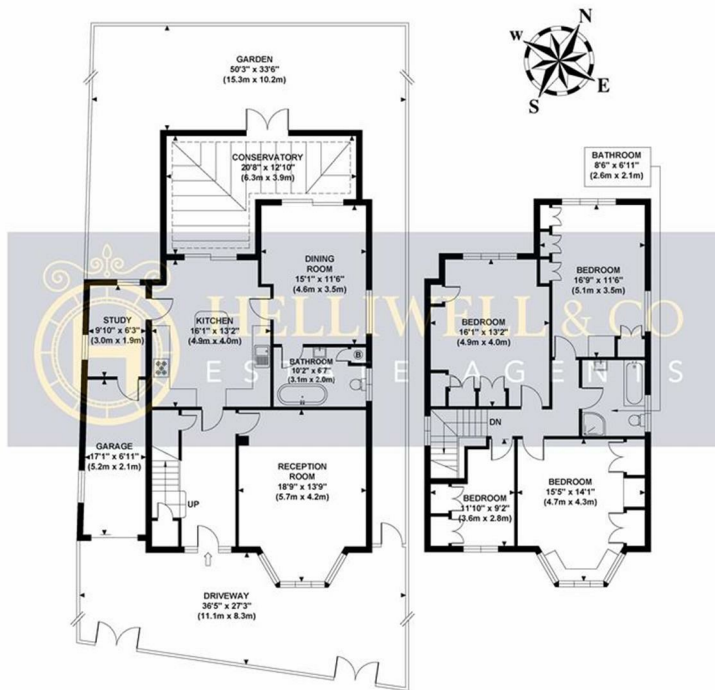
CHURCH ROAD

Approximate Gross Internal Area

2002 sq ft / 186.0 sq m

Garage Area 111 sq ft / 10.4 sq m

Total Area 2113 sq ft / 196.4 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1157 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 845 SQ FT

Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

