



**Freehold / Cottage**

**8, Boston Road**

**£499,950**

An immaculately presented, characterful two bedroom Victorian cottage with a good sized west facing garden, in this convenient location, close to Hanwell station for the Elizabeth Line and attractively offered chain free.

- Victorian terraced period cottage
- 2 reception rooms
- Fitted kitchen
- 2 bedrooms
- Upstairs modern bathroom
- Good sized garden with rear access
- Character features
- GCH&DG
- Smart neutral decor
- Chain free



**Freehold / Cottage**

# Boston Road, W7 3TR

**£499,950**

This charming Victorian period home, superbly presented throughout in a fresh neutral décor, complimenting wood floors and newly fitted carpets. It features 2 reception rooms (the full width rear with a large understairs walk in cupboard), a good size shaker style fitted kitchen (to include all appliances). On the first floor there are 2 bedrooms, an inner hallway with storage cupboard and a smart white suite bathroom, plus good loft storage space. Outside, there is a good sized, landscaped for low maintenance, sunny west facing garden with valuable rear access. Featuring gas central heating (combi boiler), sympathetically styled wooden double glazed sash windows and original character fireplaces and stripped pine doors.

Conveniently situated on Boston Rd, moments from Hanwell Broadway (Uxbridge Road), with day-to-day shops, eateries, Lidl's Supermarket and various regular bus services to Ealing Town Centre, plus popular Gold's Gym and Hanwell Mainline station (for the much anticipated Elizabeth Line) are within just a few minutes walk. Boston Manor Piccadilly Line station is easily accessible via Boston Road and buses, as are the green open spaces of Brent Lodge 'Bunny Park'. The well-regarded local schools, including Oaklands and St. Marks (Primary), St Josephs (Roman Catholic) and Drayton Manor and Elthorne(Secondary schools) are also all within easy reach.



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020 8567 3219



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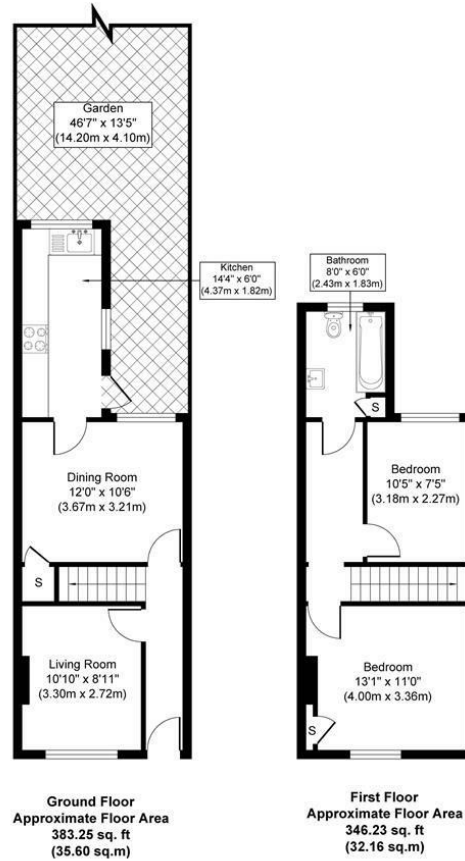


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Council Tax Band

D

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on

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