



Freehold / House - Semi-Detached

220, Boston Road

£850,000

A rare opportunity to acquire a spacious 1930's semi detached family home, with an excellent sized west facing garden, ample off street parking, a valuable garage and much potential to extend, in sought after Boston Manor.

- 1930's semi-detached home
- Spacious accommodation
- Wide hallway
- Through reception room
- Good sized fitted kitchen
- 3 good bedrooms
- Family sized bathroom
- Sunny west facing garden
- Garage and off road parking
- GCH (recent boiler) and new D/G



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Boston Road, W7 2AD

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This wide bay-fronted 1930's semi-detached family house, offers exceptionally spacious accommodation throughout. It features an exceptionally wide hallway with solid wood flooring (and attractive stained glass front door and matching windows) light and airy interconnecting reception rooms (with living and dining areas, both with feature fireplaces) and a good sized fitted kitchen. Upstairs are 3 bedrooms (the doubles both with fitted wardrobes) and a family-sized bathroom (currently a smart shower-room). Outside is an excellent sized, sunny west-facing garden with side access and to a large garage and workshop, via shared driveway with ample off street parking at the front. Well maintained and presented throughout, boasting gas fired central heating (new boiler) and full double glazing (windows also recently renewed). Offering much potential to extend to the rear and into the large loft-space (STPP's).

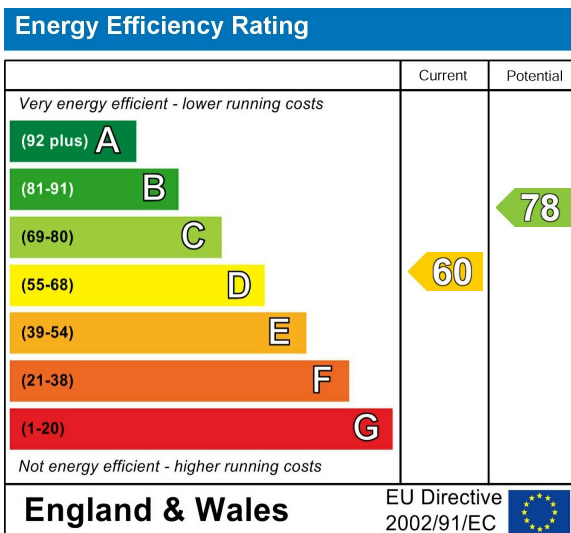
Situated in the heart of sought after Boston Manor, just a short walk from the Piccadilly line tube station (offering speedy access to the City & Heathrow) and with good local shops including a Sainsbury's, restaurants and regular bus services into Ealing Town Centre, all close at hand. Elthorne High school is literally just around the corner and also within easy reach of Fielding and Oakland's Primary schools. Hanwell station for the excellent Elizabeth line, is also within easy reach as are the lovely green open spaces of Elthorne park and pleasant walks along the Grand Union canal, all close at hand.





Council Tax Band

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.