



**Freehold / House - Semi-Detached**

**10, St. Margarets Road**

**£675,000**

A rare opportunity to acquire this original 3 bedroom, Victorian semi-detached house with a wonderful sized garden and valuable off street parking, offering huge potential for extension and attractively offered chain free.

- Victorian semi-detached home
- 2 reception rooms
- Kitchen
- Ground floor bathroom
- 3 double bedrooms
- Large garden and side plot
- Valuable driveway
- Huge potential to extend
- Chain free



**Freehold / House - Semi-Detached**

# St. Margarets Road, W7 2PP

£675,000

This handsome semi detached 'Victorian Artisan's house,' offers deceptively spacious accommodation, including 2 reception rooms, kitchen, ground floor bathroom and 3 double bedrooms, Outside there is a wonderful sized mature West facing garden with hard to find, driveway parking space to the front, gated side access and a wide side return offering (in our opinion & subject to usual planning permission) excellent potential to extend for a vast 'wrap around' ground floor extension and 2 storey to the side. Although benefitting from double glazing, the property would now require a thoughtful programme of modernisation, extension and re-modelling to create a both unique and valuable home.

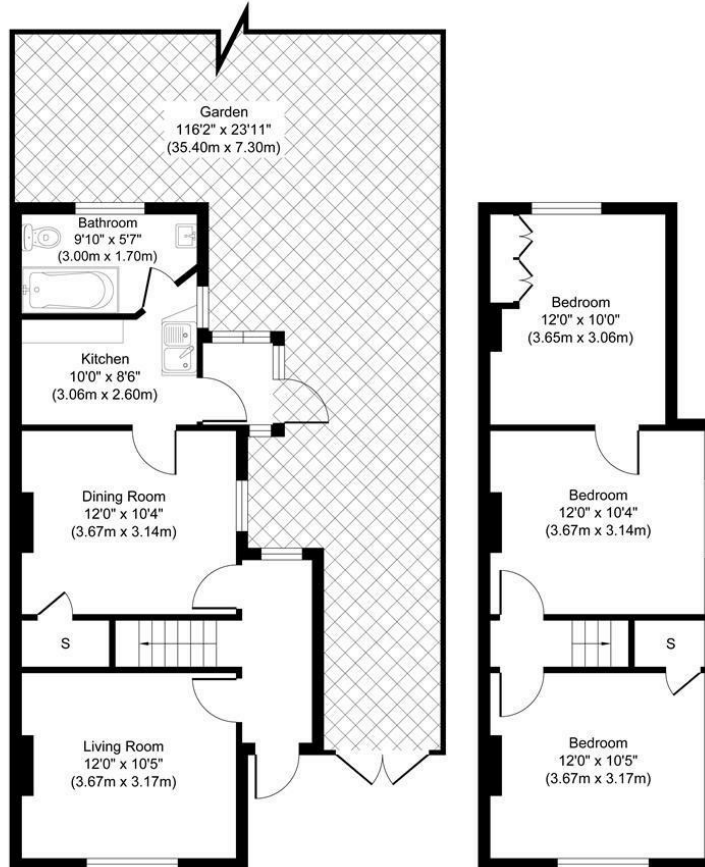
Situated in this wide tree lined residential road, in the heart of this desirable Victorian enclave, known locally as Old Hanwell. Within a few minutes walk of pleasant walks along the Grand Union canal, many green open spaces, including the popular 'St.Georges fields/sandy park' and with good local pubs (including the popular 'Fox' just around the corner), shops and restaurants all close at hand. Hanwell Mainline (for speedy access into the City and Heathrow via the excellent Elizabeth Line) and Boston Manor (Piccadilly Line) stations are both within easy reach. Various regular bus services are available into Ealing Broadway and Brentford at the top of the road, via the Boston Rd and also along Hanwell Broadway. The area is also in catchment and easy strolling distance of highly regarded St.Marks and St.Josephs (R.C.) primary and Elthorne secondary, schools.



19 Greenford Avenue, Hanwell, London, W7 1LD  
020 8567 3219



10 St.Margarets Rd W7 2PP



**Ground Floor**  
 Approximate Floor Area  
 472.32 sq.ft  
 (43.88 sq.m)

**First Floor**  
 Approximate Floor Area  
 408.16 sq.ft  
 (37.92 sq.m)

**Approximate Gross Internal Floor Area 880.48 sq. ft / 81.80 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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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>			
(81-91) <b>B</b>			
(69-80) <b>C</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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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.