

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



**Freehold / House - End Terrace**

## 7a, St. Margarets Road

### £445,000

A rare opportunity to acquire this 2 bedroom Victorian period cottage, with potential for off street parking, in the heart of ever popular Old Hanwell, keenly priced for a quick sale and attractively offered CHAIN FREE.

- Freehold Victorian period home (1890)
- 2 double bedrooms
- Living room
- Fitted kitchen/dining room
- Smart new first floor bathroom
- Wood flooring and fitted carpets
- Smart neutral decor
- D/G & GCH
- Potential for off street parking
- No chain







**Freehold / House - End Terrace**

# St. Margarets Road, W7 2PL

## £445,000

This charming end terraced, Victorian period home, well presented throughout in a smart neutral décor, complimenting wood laminate floors and some newly fitted carpets. It features a wide entrance hall, 2 reception rooms - the front living room with open feature fireplace and the rear a fitted kitchen/dining room (all appliances negotiable), table space and 2 under-stair storage cupboards.

On the first floor there are 2 good sized bedrooms and a new white bathroom suite with a power shower, plus good loft storage space. Outside, there is a paved front garden with potential in our opinion, for an off street parking space. Featuring gas central heating (brand new 'Baxi' boiler protected by a 5 year warranty), full double glazing and immediate vacant possession. This is an ideal first home or rental investment opportunity, attractively offered with no onward chain.

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 (including Tesco, Sainsburys and Lidl) 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 (for further transport links), 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.

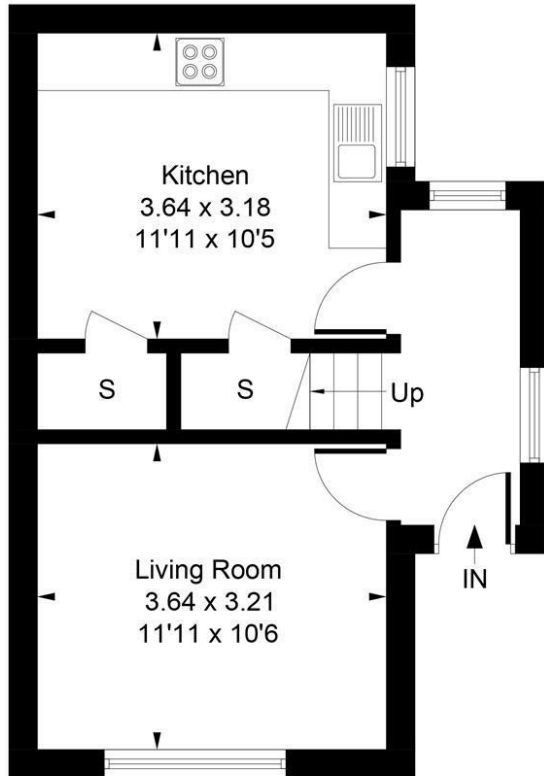


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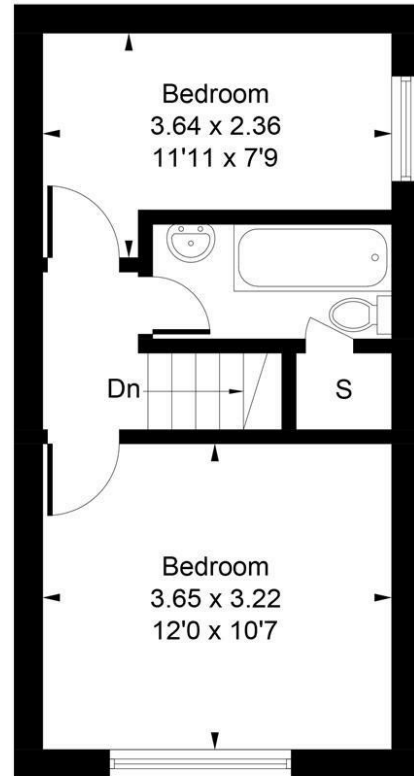


## 7 St. Margarets Road, W7 2PL

Approximate Gross Internal Area  
59.53 sq m / 641 sq ft



**Ground Floor**



**First Floor**

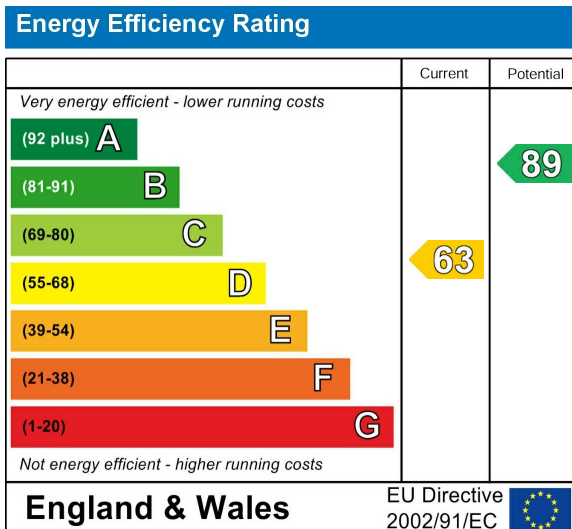
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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Council Tax Band

**D**

Energy Performance Graph



**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.