

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



Freehold / House - Terraced

13, Wharncliffe Drive

£565,000

A well presented and characterful 3 bedroom, 1930's family house, in this convenient location, on the Hanwell Borders, within easy walking distance of Hanwell Mainline Station for the excellent Elizabeth Line. Attractively offered chain free.

- 1930s period terraced home
- Good sized mature rear garden with outbuilding
- 2 reception rooms
- Fitted kitchen
- Utility room
- 3 bedrooms
- Modern bathroom
- GCH&DG
- Potential to extend
- Chain free



Freehold / House - Terraced

Wharncliffe Drive, UB1 3EP

£565,000

This bay fronted 1930's terraced home, offers bright and spacious accommodation including hall with custom understair storage cupboards, bay fronted reception room with feature fireplace, dining with French doors to an extended utility/garden room and a 'Shaker-style' fitted kitchen. Upstairs there are 3 bedrooms (the 2 doubles feature original built in wardrobes/shelved cupboards) and a modern bathroom. Outside there is a mature front garden (offering potential for off street parking) and a good sized landscaped garden well enclosed, with lawn, graveled patio area, mature plants and shrubs a versatile brick built outbuilding/workshop to the rear (an ideal a garden office perhaps). Well presented throughout in an appealing decor, featuring attractive wood flooring and fitted carpets, gas fired central heating, full double glazing and in our opinion offering much potential to extend into the loft space (subject to the usual planning consents).

Conveniently situated in this side road, tucked away off the Uxbridge Road opposite Ealing Hospital on the borders of Hanwell. Within easy walking distance (10mins) of Hanwell station for the new Elizabeth Line (for speedy access to The City and Heathrow) and Hanwell Broadway with it's day to day shops, eateries and regular bus services along Uxbridge Rd providing speedy access to Ealing Broadway Town Centre, also Boston Manor Piccadilly Line, good local schools and pleasant canal-side walks.

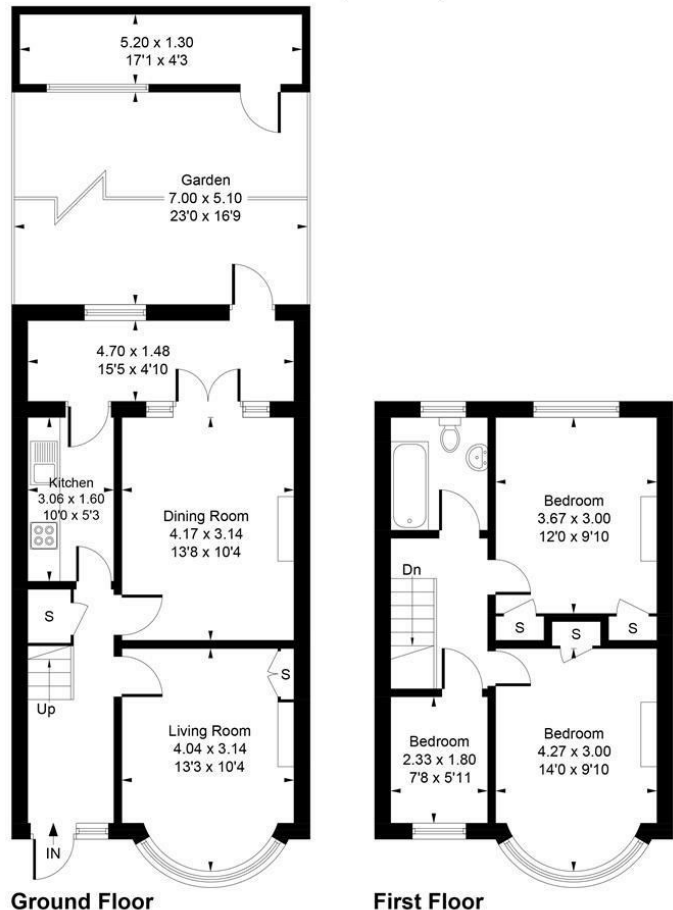


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Approximate Gross Internal Area = 87.27 sq m / 939 sq ft
Outbuilding = 6.82 sq m / 74 sq ft
Total = 94.09 sq m / 1013 sq ft

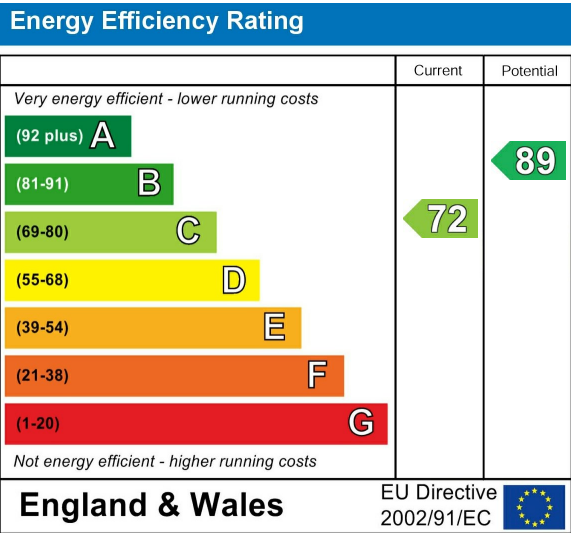


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used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

Council Tax Band

D

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.