

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



Freehold / House - Terraced

54, Rosebank Road
£825,000

A stunning 3 bedroom, Victorian red brick bay fronted home, skillfully, fully extended and superbly presented throughout, in the heart of sought after 'Old Hanwell.' Attractively offered chain free.

- Extended 3bed period house
- Bay fronted living room
- Stunning, vast family/dining room
- Open plan kitchen, plus utility
- 2 bathrooms & g/f cloakroom
- GCH & underfloor heating
- Superbly presented throughout
- Refurbished sash windows & period fireplaces
- Landscaped suntrap garden
- No chain



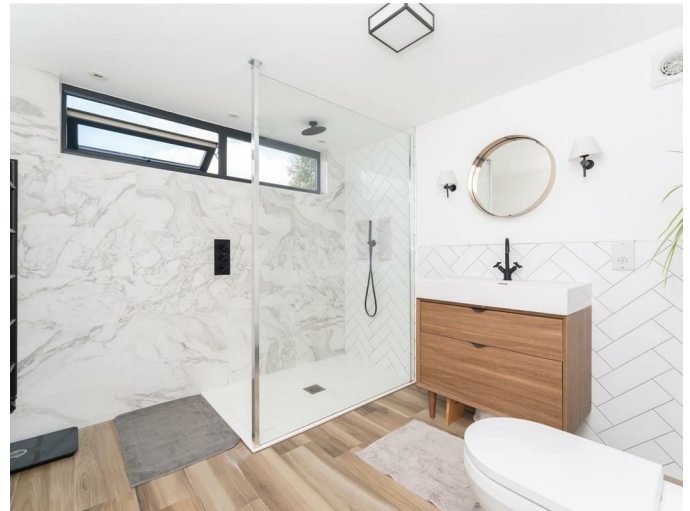
Freehold / House - Terraced

Rosebank Road, W7 2EN

£825,000

A stunning Victorian red brick bay fronted home, skillfully, fully extended and superbly presented throughout. Bright and spacious accommodation includes living room with an attractive period fireplace, a vast open plan family room (ideal for entertaining!) with an abundance of natural light (via Velux windows with remote blinds) with a stylish 'Midnight blue' fitted kitchen/dining area with ample quartz stone worktops (well equipped with a 'Smeg' range cooker, induction hob and an integrated dishwasher), and anthracite bi-fold doors to the garden. There is also a useful utility room and ground floor cloakroom. Upstairs there is wide landing, 2 good sized bedrooms and an impressive, family size bathroom (with a roll-top bath and claw bath, marble top vanity unit and inset wc.). On the top floor, a stunning loft conversion provides the 3rd master bedroom (with an extensive range of custom built in wardrobes and drawers, with further eaves storage behind), glass panel 'Juliet' balcony and Velux windows (offering far reaching views and remote blinds) and a large contemporary en-suite shower-room, with natural light. Offered in a smart neutral decor, complimenting stripped, sealed and varnished timber floors and neutral fitted carpets, featuring GCH (Worcester combi boiler) and underfloor heating in the kitchen/family room. With attractive period features including fully reconditioned character sash windows with custom shutters (to the front) and a number of fine original fireplaces and original stripped pine floorboards. Outside there is a low maintenance, landscaped 'suntrap' garden, with patio, lawn and flower/shrub border, plus, valuable rear access.

Situated in this sought after residential road, just off Boston Rd, forming part of ever popular 'Old Hanwell.' Served by pleasant canal side walks (just at the bottom of the road), green open spaces, including Elthorne park and St. Georges field 'sandy park,' good local pubs (including the local favourite, Fox pub by the canal) plus a range of good local shops and restaurants, all lie close at hand. Hanwell Mainline (for speedy access to The City and Heathrow, via the excellent Elizabeth Line) and Boston Manor (Piccadilly Line) stations are within easy walking distance. Various regular bus services are available via the Boston Rd and also along Hanwell Broadway (Uxbridge Rd). Also conveniently placed for the the highly regarded St. Marks primary and Elthorne secondary schools, both within easy reach.

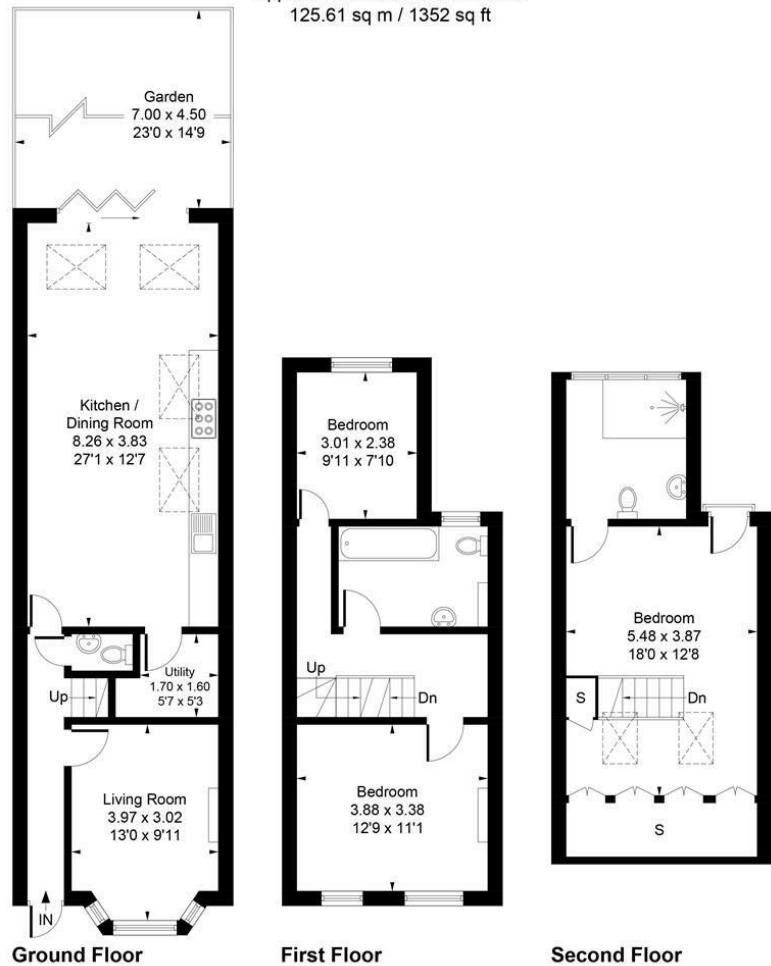


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Approximate Gross Internal Area
125.61 sq m / 1352 sq ft

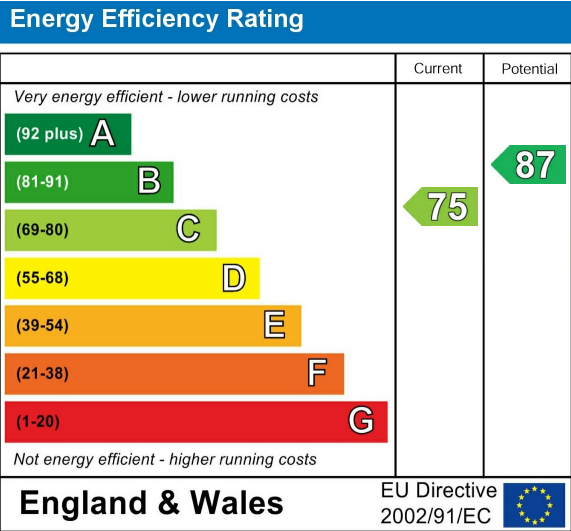


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used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

Council Tax Band

E

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.