

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



**Freehold / House - Semi-Detached**

**31, Green Lane**  
**£765,000**

A semi-detached Victorian period home, brimming with character and boasting a lovely mature South-facing garden, in this ever sought after Old Hanwell location. Conveniently placed for St.Marks school, the Fox pub and pleasant canal-side walks and within easy reach of Hanwell Station for the Elizabeth line.

- Semi-detached period house
- Through living room
- Extended fitted kitchen/dining room
- Modern 4 piece bathroom
- 3 good sized bedrooms
- Potential for a loft conversion
- Mature, secluded south facing garden
- GCH & part D/G
- Well presented, with period features, wood floors and much character







**Freehold / House - Semi-Detached**

**Green Lane, W7 2PA**

**£765,000**

This halls adjoining semi detached, bay fronted Victorian 'Artisans' home, offers deceptively spacious accommodation and includes a porch, a light and airy through living room with an attractive cast iron 'horseshoe style' and real fireplace, an extended 'Shaker style' fitted kitchen/family/dining room with skylight window, opening onto the garden and modern ground floor bathroom (with bath and a seperate shower). Upstairs there are 3 good sized bedrooms (the rear with built in wardrobe) and a landing that offers great potential for a loft conversion. Outside there is a good size, mature south facing garden with patio, lawn and 'lazy lawn' areas, well secluded at the rear and well stocked with some lovely flowering beds and borders. Well presented throughout with much character, including solid wood floors (currently covered by a carpet on the ground floor) some wood laminate and the original stripped floorboards in the main bedroom, with original sash windows to the front and double glazed sashes to the rear, and is warmed by GCH (combi-boiler).

Situated in this sought after residential road, forming part of this ever-fashionable Victorian enclave, known locally as Old Hanwell, conveniently placed for pleasant canal side walks, green open spaces, excellent local pubs (with the locals favourite, The Fox, just at the bottom of Green Lane, by the canal), along with local shops, (including a new Tesco's and Sainsbury's supermarket's) and eateries, plus various regular bus services available, along Boston and Uxbridge Rds. Both Hanwell Mainline (for the excellent Elizabeth Line) and Boston Manor (Piccadilly Line tube) stations are within easy reach. The popular King George's Field 'Sandy Park' with it's eco-playground, is literally just around the corner and the well regarded St.Mark's primary school, is at the top of the road.



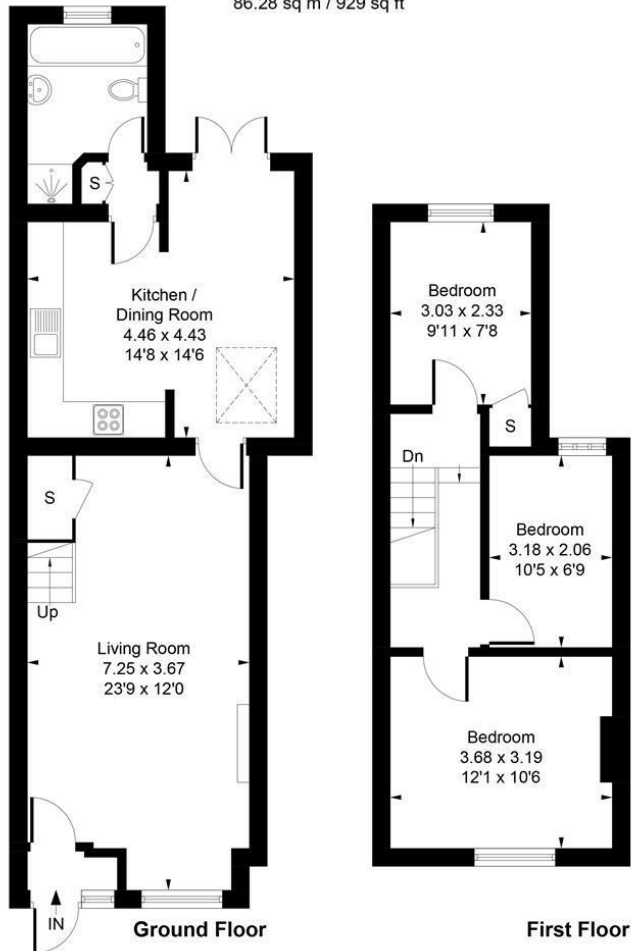


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**31 Green Lane, W7 2PA**

Approximate Gross Internal Area  
86.28 sq m / 929 sq ft

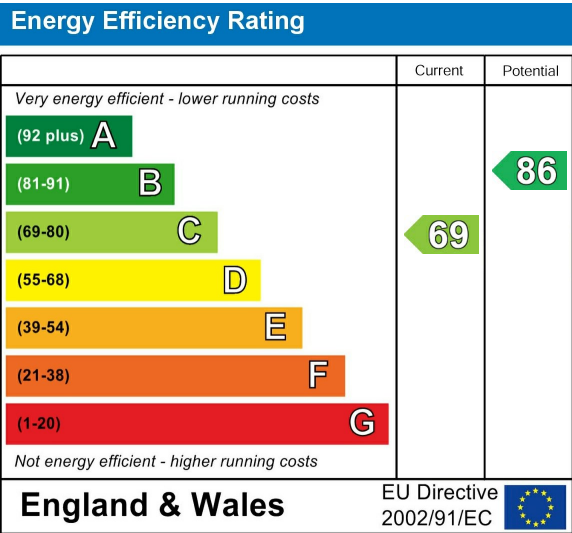


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used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

Council Tax Band

**D**

Energy Performance Graph



**Call us on**

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