

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



Freehold / House - Terraced

144, Framfield Road

£750,000

A light and spacious, skillfully extended and superbly presented 3/4 bedroom period home, with an excellent sized south facing garden enviably backing onto the allotments, in this sought-after location, close to well regarded local schools and both Hanwell station and West Ealing, for the Elizabeth Line.

- Extended Victorian period home
- Light and spacious accommodation
- Through lounge with polished wood flooring
- Good sized fitted kitchen
- 3 double bedrooms, plus study/dressing room
- Stunning family bathroom and top floor shower-room
- Smartly décorated and presented throughout
- GCH and double glazed throughout
- Lovely, unoverlooked S/facing garden with scope for extension
- Envious views across green open spaces



Freehold / House - Terraced

Framfield Road, W7 1NJ

£750,000

A stunning Victorian brick bay fronted home, skillfully extended and superbly presented throughout. Deceptively spacious accommodation includes hallway with quarry tiles, light and airy through reception room (with lounge and dining areas) with attractive window shutters and period fireplace, good sized fitted kitchen, with white gloss units and French doors onto the garden. On the first floor there is a landing with original stripped timber floor, 2 double bedrooms, both with period fireplaces (the front with window shutters and built in wardrobes) and a stunning contemporary bathroom (with roll-top bath, shower cubicle with anthracite black fittings, vanity unit, wc. and linen cupboard housing a Vaillant combi-boiler). On the top floor, a light and airy loft conversion provides the 3rd master bedroom with plentiful eaves storage and a separate dressing/study/occasional 4th bedroom with a skylight window, through to a well appointed en-suite shower-room with natural light. Offered in a smart modern decor throughout, complimenting wood floors and neutral fitted carpets, featuring GCH and double glazing. Outside there is an excellent sized South-facing garden, with a raised decked patio and large lawn, with mature trees, shrubs and flowering borders and enjoying a wonderful open aspect over allotments, to the rear. Also offering much potential for a ground floor extension, an outbuilding or garden office, if required.

Situated on the sunny south side of this sought after tree lined residential road enviably backing the green open spaces of the allotments. Within easy walking distance of both Hanwell mainline station and also West Ealing for the excellent Elizabeth Line (for speedy access to The City and Heathrow). The highly regarded Drayton Manor Secondary and Hobbayne Primary schools are literally just around the corner. A good range of local shops, eateries, plus various bus services are available on Greenford Avenue also buses via Browning Avenue and Drayton Bridge Rd) and the green spaces of Drayton Green and Brent Valley (Bunny) park and golf course are all close at hand.



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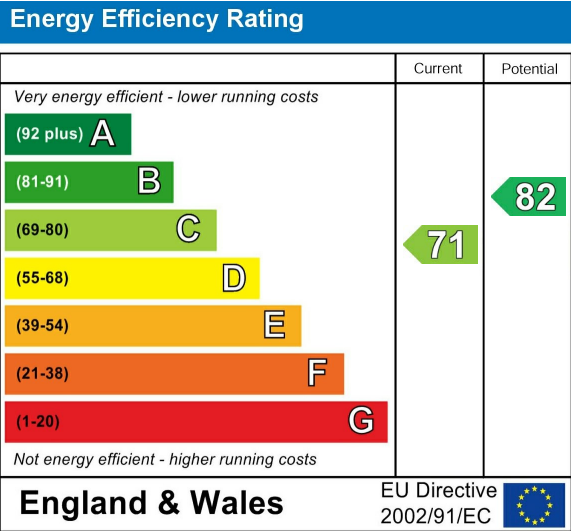
Approximate Gross Internal Area = 121.18 sq m / 1305 sq ft
Outbuilding = 7.65 sq m / 82 sq ft
Total = 128.83 sq m / 1387 sq ft



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 purchase.
Produced by jcphotographystudio.com

Council Tax Band
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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.