



**Freehold / House - Terraced**

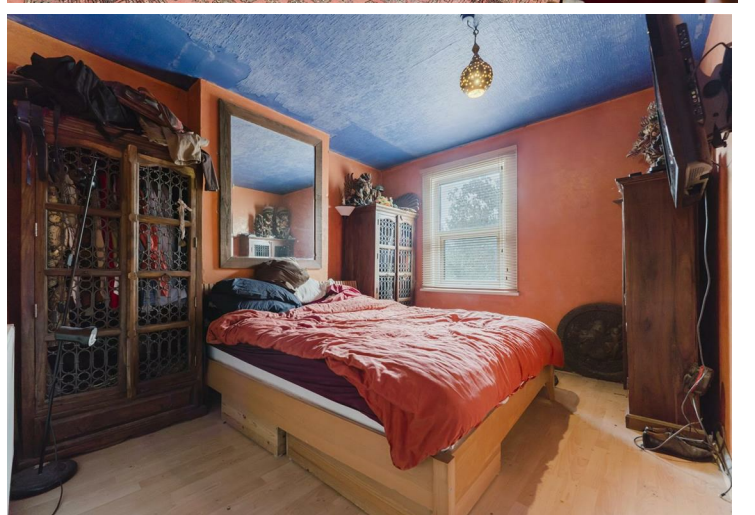
## 65, St. Dunstons Road

### £850,000

A rare opportunity to acquire this larger than average for the area, 3 bedroom Victorian period home, with an excellent sized garden with rear access and much valuable potential to extend both to the rear and into the loft space. We also understand a nearby garage will be available via separate negotiation.

- Victorian period home in the heart of Old Hanwell
- Larger than average accommodation
- Spacious, interconnecting reception rooms
- Further reception/office/bedroom 4
- Good sized fitted kitchen
- 3 double bedrooms
- Well appointed family bathroom
- GCH&DG
- Excellent sized South facing garden with rear access
- Much potential for large extension







**Freehold / House - Terraced**

# St. Dunstons Road, W7 2EY

## £850,000

Hidden behind this very private, leafy facade is a larger than average Victorian period home, with an excellent sized garden and much valuable potential to extend both to the rear and into the loft space. It features an exceptionally spacious living area, with intercommunicating living and dining areas, a good sized fitted kitchen (with 'Rangemaster range cooker to remain and integrated dishwasher) with French doors leading onto the garden, plus a versatile 3rd reception-currently the perfect home office, or occasional bedroom 4. Upstairs there are 3 double bedrooms and a well appointed, limestone tiled, family sized bathroom, plus large loft storage offering obvious potential for a loft conversion. Outside there is a large South-facing garden, with patio and trees/shrub borders with a currently covered area, ready for cultivation, plus valuable and secure rear access. Boasting full double glazing, warmed by GCH and featuring stripped timber floors on the ground floor. We understand the vendors own a nearby garage across the road, that may be available to purchase, via seperate negotiation.

Situated in this wide, sought after residential road, just off Boston Rd, forming part of ever popular 'Old Hanwell.' Served by pleasant canal side walks (accessible at the bottom of the road), green open spaces, including Elthorne park and St. George's fields '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.



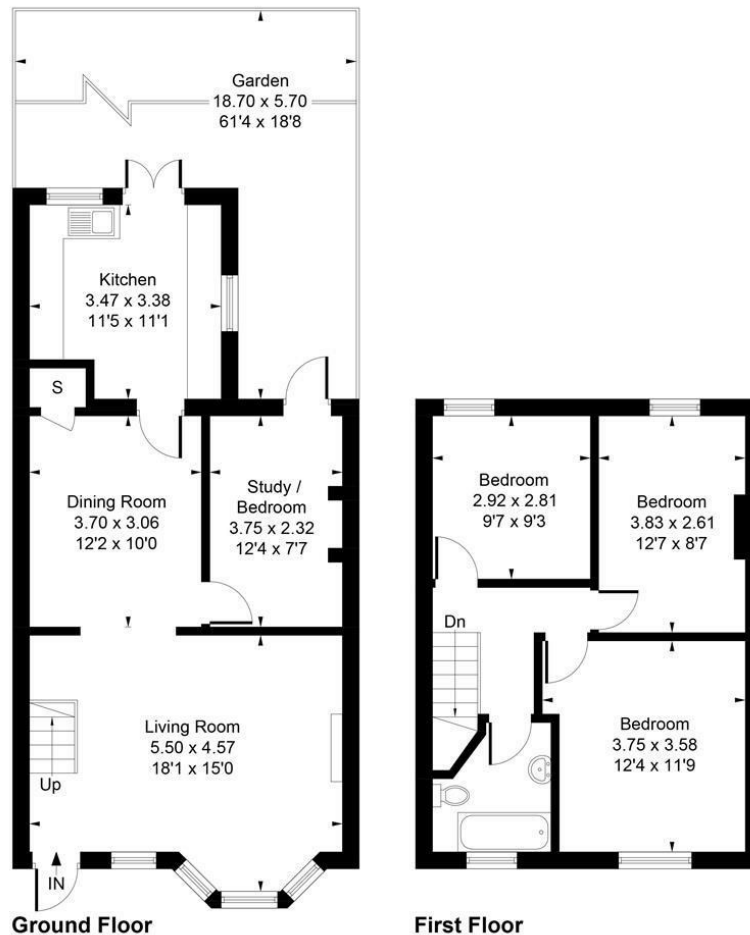


19 Greenford Avenue, Hanwell, London, W7 1LD  
020 8567 3219



# 65 St Dunstons Road, Hanwell, London, Ealing, W7

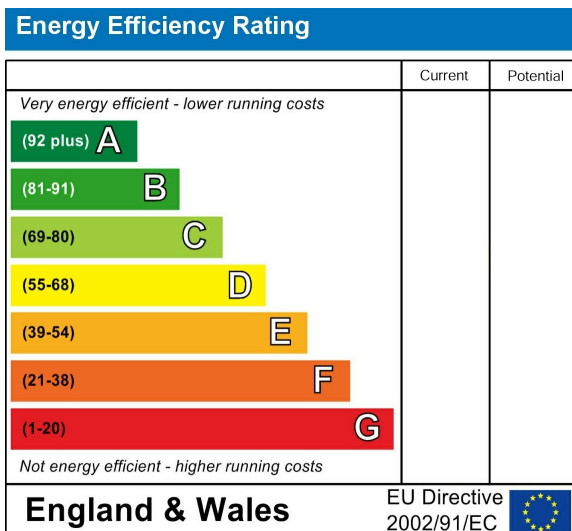
Approximate Gross Internal Area  
100.59 sq m / 1083 sq ft



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

## 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.