

19 Greenford Avenue, Hanwell, London, W7 1LD

020 8567 3219



Freehold / End Terraced House

2 Edinburgh Road, W7 3JY

Asking Price Of £649,950

A spacious four bedroom end of terrace period family home, in the peaceful, yet-convenient Hanwell 'mid-town' location.

FEATURES

End Terrace House
Victorian (1837 - 1901)
1 Reception
4 Bedrooms
2 Bathroom

1,164 sq ft
Council Tax Band:
D - £1,512
Freehold



Freehold / End Terraced House

2 Edinburgh Road, W7 3JY

Asking Price Of £649,950

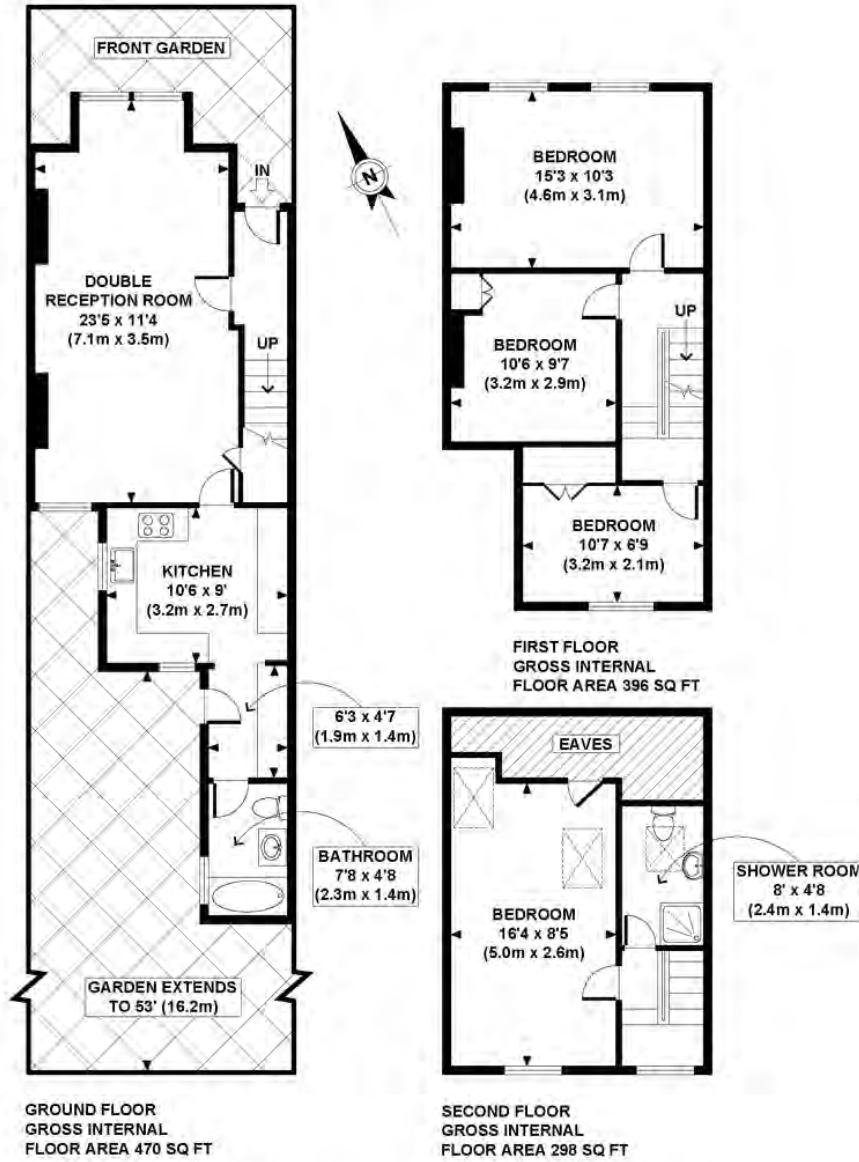
This end terrace Victorian period property has been extended in recent years and offers deceptively spacious accommodation throughout. It features, hall, light and airy through-living room, fitted kitchen with separate utility area, ground floor bathroom, three double bedrooms on the first floor and an impressive 4th bedroom loft conversion with a smart separate shower room.

It is well presented in a mainly neutral decor with stripped floors and fitted carpets, gas central heating and part-double glazed. Outside, there is a good sized mature, west-facing garden with valuable side access.

Situated in this little-known end road (off Cambridge Road), near Boston Rd with shops and bus services to Ealing Town Centre and within easy reach of Boston Manor Piccadilly line station, offering access to The City & Heathrow. Hanwell Mainline Station (with forthcoming Crossrail) is close by as are local pubs, canal sidewalks and green open spaces of Elthorne Park. The area is also served by good local schools, including popular Oaklands primary, (just around the corner) and Elthorne Park High school.



2 EDINBURGH ROAD



APPROX. GROSS INTERNAL FLOOR AREA 1164 SQ FT / 108 SQ M
SCSAH - 010408 Copyright photoplan.co.uk
Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	55
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	48
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	