



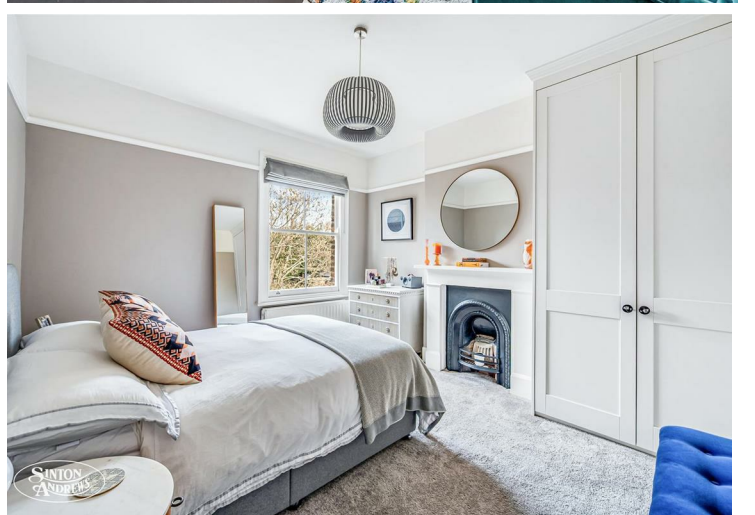
Freehold / House - Semi-Detached

St. Dunstons Road

£1,100,000

A simply stunning and character-laden, natural 4 bedroom, halls-adjointing semi-detached Victorian period residence, offering exceptionally spacious accommodation, ideal for the growing family, along with an excellent sized garden. Superbly presented throughout, in the heart of sought after 'Old Hanwell' and attractively offered CHAIN FREE.

- Semi-detached Victorian period family house
- Rarely available , natural sized accommodation with huge potential for extension if required
- Light and spacious reception rooms
- Wonderful fitted kitchen/dining/family room
- G/F cloakroom
- 4 bedrooms (3 dble, 1 single)
- Stunning family bathroom
- Many original character features
- Superbly decorated and presented throughout
- Excellent sized, un-overlooked rear garden



Freehold / House - Semi-Detached

St. Dunstons Road, W7 2HB

£1,100,000

A simply stunning and character-laden, natural 4 bedroom, halls-adjointing semi-detached Victorian period residence, offering exceptionally spacious accommodation, ideal for the growing family, along with an excellent sized garden and with much potential for future extension if required. Rarely available to the market and a rare find, size-wise also within this desirable location, much care has been taken by the current owners, to skillfully and extensively modernise, whilst preserving much of the original character, throughout. Superbly presented throughout in a recently refreshed, appealing tasteful decor, complimenting mosaic tiled floors, original stripped and polished timber and quality fitted carpets. It features a deep hallway with underfloor heating, 2 light and airy reception rooms, with high, original corniced ceilings and fine original 'horseshoe' fireplaces, the front with original sash windows, with custom shutters over, the rear again with a lovely fireplace and the original French doors onto the side garden. There is a wonderful, kitchen/dining/breakfast room(the hub of the family home and great entertaining space), with a lovely '2-tone' 'Shaker-style' fitted kitchen with 'Bert and May' tiling, light Quartz worktops and breakfast bar, well equipped (with a 'Britannia' range oven and remote extractor hood over, an integrated dishwasher (other appliances are negotiable) and extended lengthways, with a vaulted ceiling with Velux windows and anthracite bi-folding doors onto the garden. There is also a ground floor cloakroom. Upstairs, there are 3 double bedrooms and 1 single (with the original adjoining 'nursery door' to the master) and a beautifully appointed, family size bathroom (with roll-top bath, vanity unit and shower-cubicle, natural light and further 'Bert and May' tiles, with under-floor heating). The split level landing, with an original fireplace, it's original 'fan-light windows' and a vast loft-space, offers obvious potential for a huge 2nd floor conversion if desired (with plumbing already in situ, from the current bathroom). Outside, there is an enviable sized garden, very un-overlooked, with a wide side return (with potential for a large side-ways extension), landscaped with paved patio, large lawn, mature trees and shrub borders and rear sun-deck, along with valuable side access.

Situated in this most 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 and bars, (including the local favourite, Fox pub down by the canal) plus a range of good local shops (including new Tesco, Lidl and Sainsbury supermarket's), eateries 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, Oaklands and St. Joseph's (R.C.) primary and Elthorne and Drayton Manor secondary schools, all within easy reach.

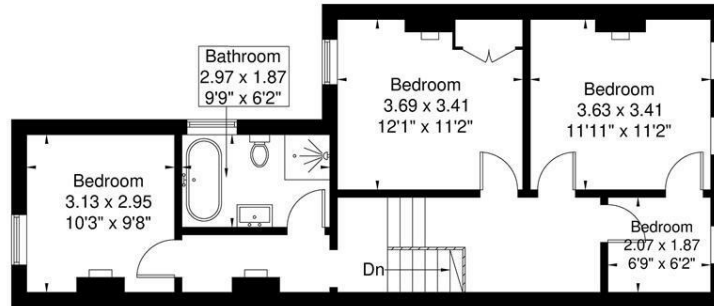


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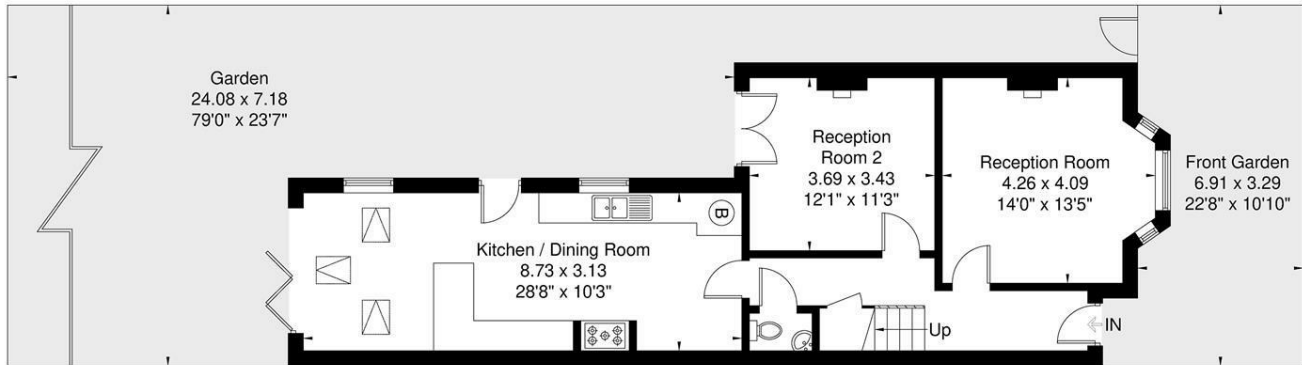


St Dunstan's Road

Approximate Gross Internal Area = 131.3 sq m / 1413 sq ft



First Floor
60.9 sq m / 655 sq ft



Ground Floor
70.4 sq m / 757 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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Council Tax Band

E

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		70	83
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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.