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



Freehold / House - End Terrace

Church Road, Hanwell

£1,850,000

Rarely available to the market, a simply stunning 5 bedroom Victorian end-terraced family home, arranged over four floors on one of Hanwell Village's premier conservation-area roads. Meticulously maintained and modernised whilst retaining an abundance of original character, boasting a wonderful S/W facing garden and ample O/S/P, the house is a within a few minutes' walk from Hanwell station for the Elizabeth Line and well regarded local schools and lovely green open spaces.

- Stunning 5 bedroom, period family home
- Minutes from the Elizabeth Line
- Spacious accommodation over 4 floors
- Large fitted kitchen/dining/family room
- Interconnecting reception rooms
- Morning room with balcony and garden outlook
- Utility and boot-room
- Family bathroom and 2 shower-rooms, plus cloakroom
- Excellent sized, mature S/W facing, unoverlooked rear garden with large workshop
- Valuable driveway for 3 cars and side access











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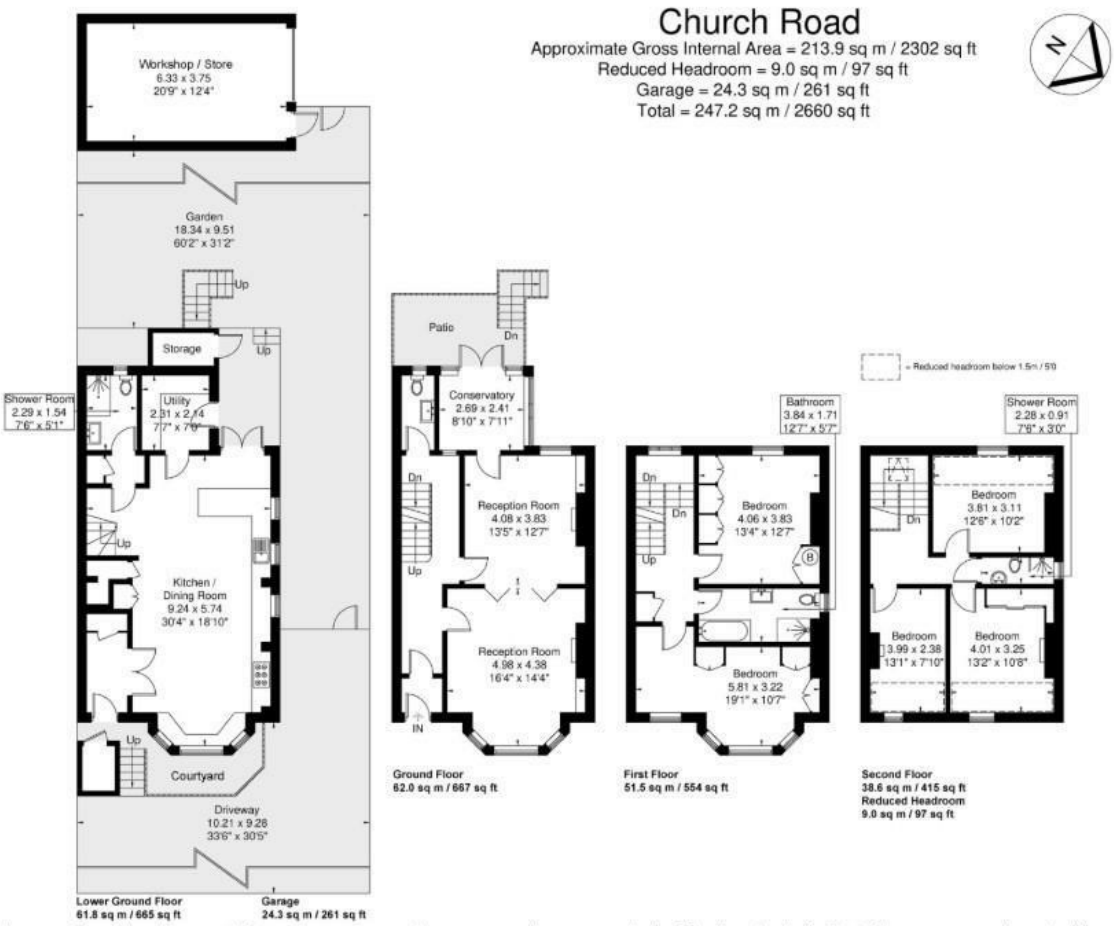
A rare opportunity to acquire this handsome Victorian end-terraced family house, brimming with character and sympathetically modernised to a high standard, using only the best materials and much flair for interior design, it is truly stunning throughout. It offers exceptionally light and spacious accommodation arranged over 4 floors, ideal for the growing family. It boasts on the lower ground floor, a stunning bespoke, 'Tom Howley' fitted kitchen/dining room, with 'Fired Earth floor tiles and boasting light 'Silestone' worktops and breakfast bar and with fully integrated 'Neff' appliances and including a 'Mercury' electric range oven, a 'Quooker' hot-tap and a corresponding fitted boot-room and walk-in pantry. There is also a lovely window seat, utility room with stable door and sparkling shower-room with quality fitments. The hall-floor boasts wide hallway with herringbone oak floors and interconnecting, light and airy reception rooms with high ceilings, original surround fireplaces and the original dividing doors. There is also a lovely sunny 'morning-room/conservatory' opening onto a raised, 'Millboard' decked balcony enjoying tranquil, leafy views and a cloakroom wc. 5 good sized bedrooms are arranged over the remaining 2 floors, along with a family bathroom and further shower-room, all well appointed with an eye on the decor of the period along with smart fitted carpets. The windows have all been recently replaced with double glazed, wooden sash units, again in keeping with the original features and there is GCH with designer radiators. Outside there is a courtyard garden and gravelled off street parking for 3 cars to the front. At the rear there is a patio garden with built in store, up to an excellent sized sunny S/W facing, well fenced and unoverlooked rear garden, mainly laid to lawn with a myraid of mature trees, flowering shrubs and plants. There is also a large workshop/storage shed to the rear.

Enviably situated on Church Road, Hanwell, one of the premier roads in sought after Hanwell Village Conservation area, bordering the lovely green open spaces of Churchfields and Brent Lodge (bunny) Park, the latter with popular children's mini zoo. Brent Valley Golf Course is just around the corner and Hanwell Main Line Station provides access to the excellent Elizabeth line, with journey times to Paddington of approximately 12 minutes and direct services to Heathrow Airport. Greenford Avenue offering day to day shops and various, regular bus services to Ealing Broadway, Chiswick and beyond are also close at hand. The area is also served by well regarded schools, including St Joseph's (R.C.) and Hobbayne primary schools and Drayton Manor secondary, all within very easy walking distance.





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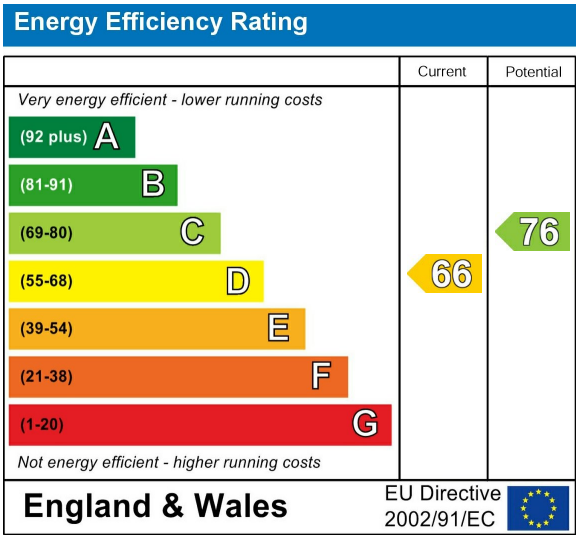


Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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Council Tax Band

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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.