# Rolfe East

## Grosvenor Road, Hanwell, W7 1HJ

## £799,950 Freehold

- Unique link terrace family home
- 100ft rear garden
- Two reception rooms
- Three bedroom house (orginally four bedrooms)
- Chain free sale
- Kitchen/breakfast room
- 20ft luxury master bedroom
- Fully refurbished by current owner
- Well located for Elizabeth Line & schools

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https://www.rolfe-east.com/

A beautifully presented and very well located extended link terrace family home, brought to the market and sold without any onward chain, lovingly restored throughout by its current owner whilst retaining much character and charm.

This unique property was originally a four bedroom house, but is now arranged as three bedrooms, with the main bedroom measuring an impressive 20'8" x 11'2", giving a luxurious and spacious feel with integrated floor to ceiling wardrobes spanning the depth of the room. There is also a stunning bathroom with plenty of space for a bath tub and large walk in shower. Downstairs, there is a welcoming hallway, a cosy lounge with a feature log burner fireplace, a separate dining room and an extended kitchen/breakfast room with triple glazed skylight windows allowing lots of light to flow through. There is also a downstairs WC and useful understairs storage. A viewing is essential to appreciate all that this property has to offer, but some of the stand out improvements since 2012 include a new roof, solar panels, re-wiring, double glazed sash windows and under floor heating throughout most of downstairs.

Outside, there are front and rear gardens, with the rear garden being of a westerly aspect and circa 100' in length, which gives plenty of space for a rear garden room, subject to consents. As a link terrace, the property has useful side access from front to back, with plenty of outside storage.

Grosvenor Road is well located within easy walking distance of both West Ealing and Hanwell stations, served by the Elizabeth Line and National Rail services, providing fest easy access on to Central London and Heathrow. A range of local bus routes, cafés, restaurants, supermarkets, and other everyday amenities are all close by. The property is also within the catchment area for sought after schools including Oaklands Primary and Elthorne Park High. Canal walks and the green open spaces of Dean Gardens, Elthorne, Walpole & Lammas Parks are all nearby

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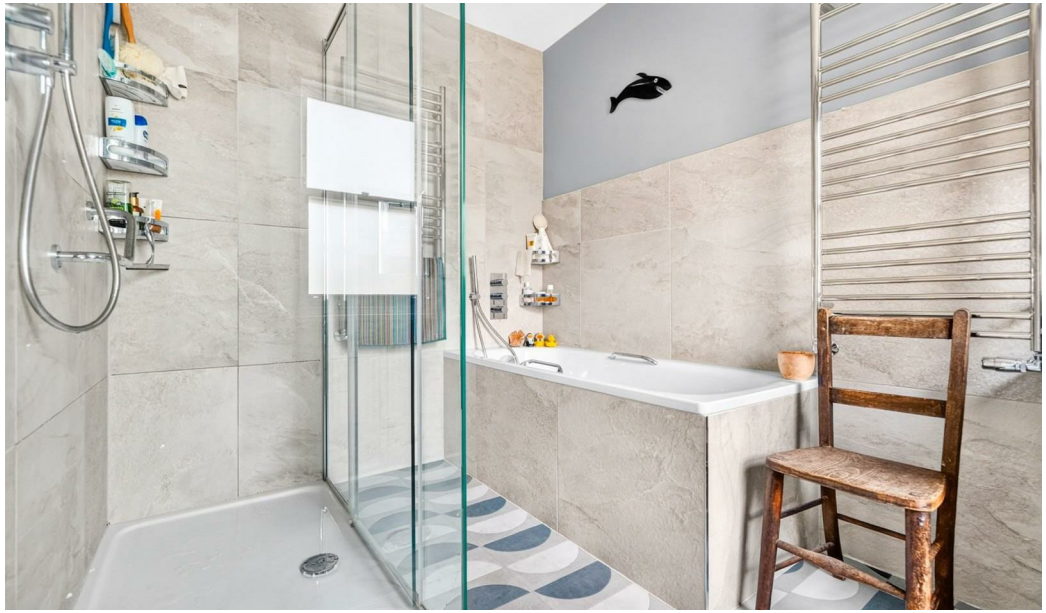
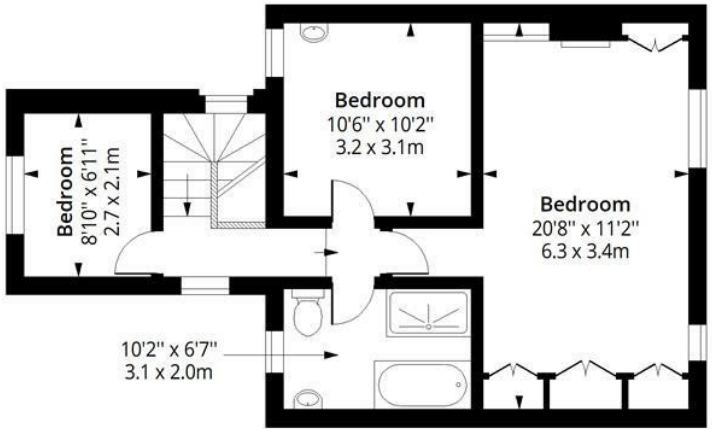
Council Tax Band: D



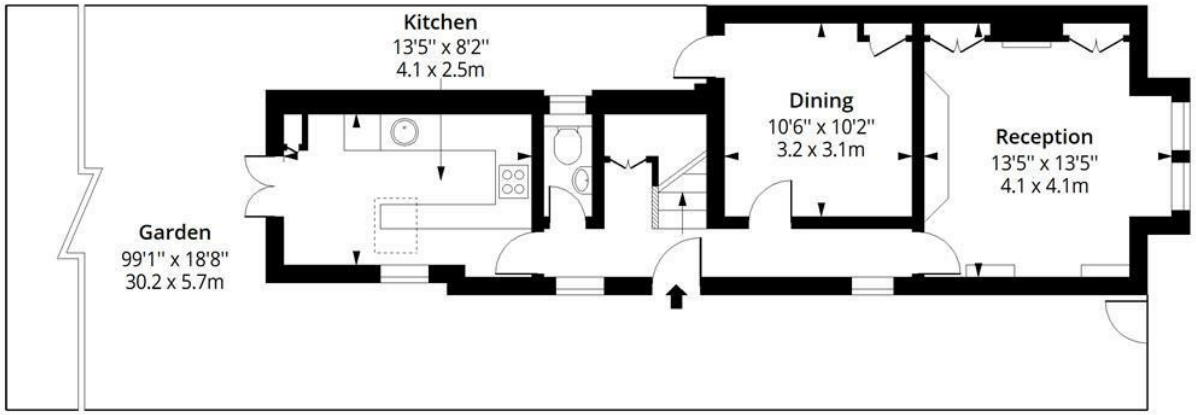
# Grosvenor Road W7

Approx. Gross Internal Area 1111 Sq Ft - 103.21 Sq M



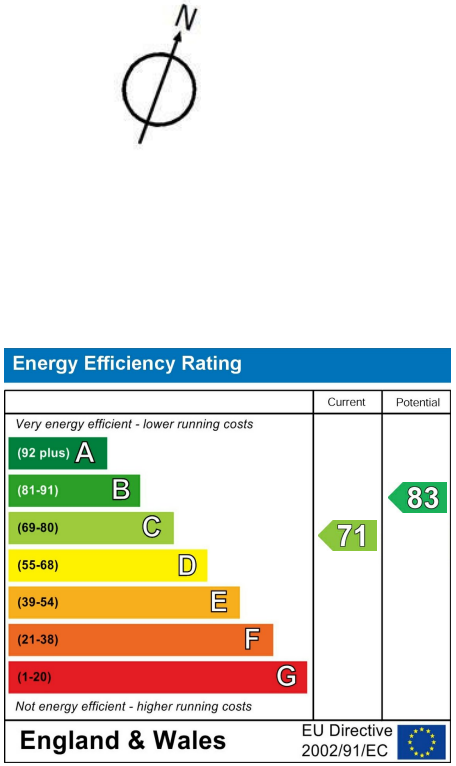

## First Floor

Floor Area 587 Sq Ft - 54.53 Sq M




## Ground Floor

Floor Area 524 Sq Ft - 48.68 Sq M




Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 4/9/2026

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