

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



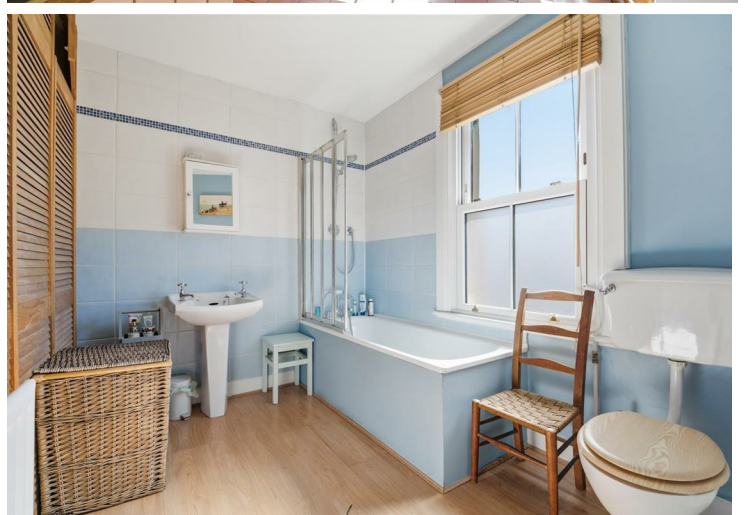
**Freehold / House - Terraced**

**Edinburgh Road**

**£625,000**

Rarely available to the market, a handsome, bay fronted Victorian 2 bedroom period terraced house in this convenient, yet peaceful, Hanwell 'mid-town' location, offering bright spacious accommodation, a large South/West facing garden and plenty of character. Also offering much valuable potential for future extension (subject to the usual planning consents).

- Victorian period terraced house
- Through reception rooms
- Good size kitchen
- 2 double bedrooms
- Family size bathroom
- Wonderful S/W facing garden
- Much character
- Sympathetically styled D/G
- GCH
- Great potential to extend



**Freehold / House - Terraced**

# Edinburgh Road, W7 3JY

## £625,000

Rarely available to the market, this handsome bay fronted Victorian period terraced home, offers bright spacious accommodation, a large South/West facing garden and lots of character. It features light and airy, intercommunicating reception rooms with high corniced ceilings, wood floors and a working 'horseshoe style' period fireplace to the living room. There is a good sized, 'farmhouse style' kitchen with double glazed stable doors onto the garden. Upstairs there are 2 double bedrooms, both with original cast iron fireplaces, the main with painted floorboards and built in wardrobes. There is a family sized bathroom with built in linen cupboard and natural light, also a large loft space with easy access from the split level landing, for a future loft conversion. Outside there is a peaceful, and unoverlooked, wonderful sized sunny S/W-facing garden, with a well tended lawn and a myriad of mature, flower and shrub borders (with plenty of room for a garden office to the rear and much potential for extension).

Well presented throughout, boasting quality double glazed sympathetically styled sash windows (approx 5years old) and gas central heating with a well maintained combination boiler.

Situated in this little-known end road (off Cambridge Road), moments from Boston Rd with a range of local shops (including the new Tesco's supermarket) and various regular 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 for the excellent Elizabeth Line is also within easy walking distance, as are good local pubs, eateries, pleasant canal sidewalks and the green open spaces of Elthorne Park. The area is also served by well regarded local schools, including popular Oaklands Primary (just around the corner) and Elthorne High schools.

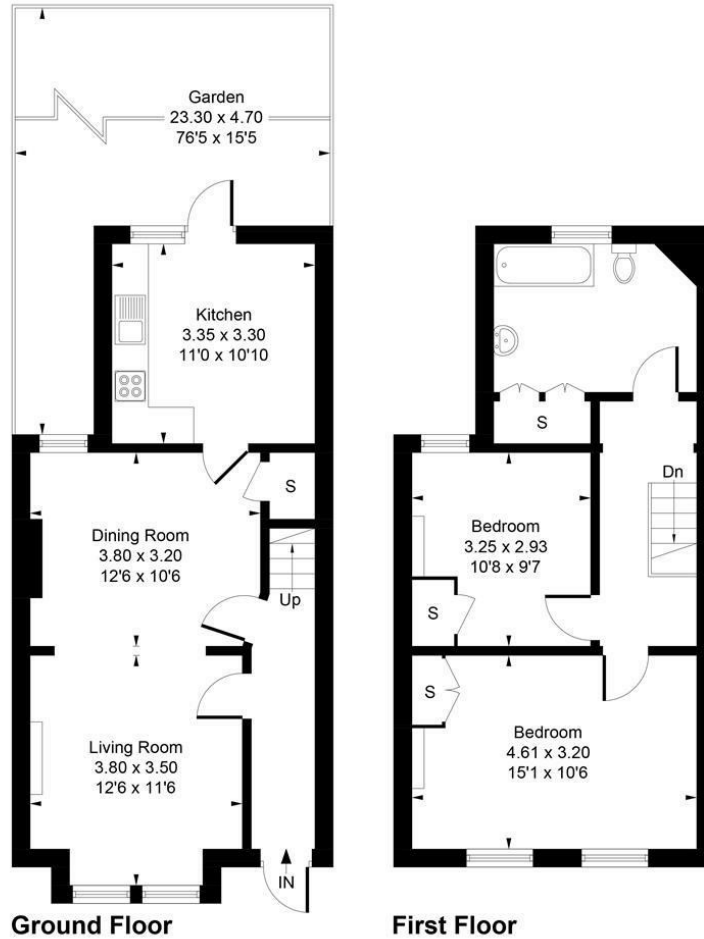


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**4 Edinburgh Road, W7 3JH**

Approximate Gross Internal Area  
86.34 sq m / 929 sq ft

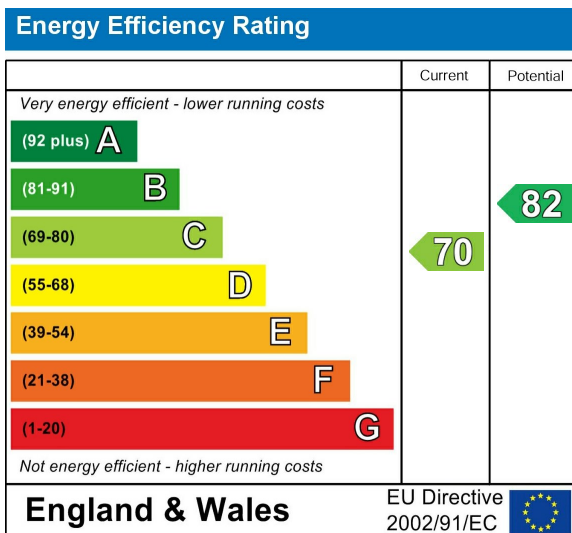


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Produced by [jcphotographystudio.com](http://jcphotographystudio.com)

Council Tax Band

**D**

Energy Performance Graph



**Call us on**

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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.