

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



Freehold / House - Terraced

Bishops Road, London

£625,000

A beautifully presented two-bedroom Victorian terrace with a private garden, thoughtfully updated in recent years and ideally positioned in the heart of Old Hanwell - moments from abundant green space and within walking distance of the Elizabeth Line.

- Peaceful side road setting in the heart of Old Hanwell's sought-after Victorian enclave
- Walking distance to both Hanwell station (Elizabeth Line) and Boston Manor (Piccadilly Line) also easily accessed by bus
- Moments from abundant green open spaces, offering a countryside feel with "village" pubs and a strong community atmosphere
- Light and spacious through-reception room with wood-burning stove and period fireplaces
- Stylish fitted kitchen with separate utility room and cloakroom W.C.
- Two double bedrooms, including a master bedroom with air conditioning
- Generous and well appointed family bathroom
- Sympathetically styled double glazing and GCH
- Good sized, private garden
- Close to local shops and well-regarded primary and Ofsted 'outstanding' secondary schools



Freehold / House - Terraced

Bishops Road, W7 2NZ

£625,000

This charming brick-fronted Victorian house offers deceptively spacious accommodation and a private, enclosed garden - all beautifully presented in calm, neutral décor.

Full of character, the property retains attractive original features including cast iron 'horseshoe' style fireplaces, while thoughtful updates such as recent wood and vinyl flooring and fitted carpets give it a fresh, modern feel.

The light and airy through-reception room creates a wonderful sense of flow, with a cosy wood-burning stove in the living area and useful display shelving and an office corner in the dining space - ideal for working from home or family life.

The stylish, well-equipped fitted kitchen opens into a practical utility room with cloakroom W.C., and French doors lead directly out to the garden, making it perfect for everyday living and entertaining.

Upstairs, there are two generous double bedrooms. The rear master bedroom benefits from the rare addition of both hot and cold air conditioning. A smart, family-sized bathroom with natural light completes the first floor.

A large loft hatch with pull-down ladder provides access to a recently insulated and part-boarded loft space, offering excellent storage and great potential to extend into the generous roof space (in our opinion and subject to the usual consents).

Outside, the well-enclosed rear garden is a good size and designed for low maintenance, with recent fencing installed.

Further benefits include sympathetically styled double-glazed sash windows, gas central heating (combi boiler) and recently upgraded radiators throughout.

Tucked away on a peaceful side road in the heart of Old Hanwell's sought-after Victorian enclave, the location perfectly balances tranquility with convenience. Hanwell station (Elizabeth Line) is within comfortable walking distance, and Boston Manor (Piccadilly Line) is also within easy reach. Regular bus services along Boston/Uxbridge Road provide easy access to Ealing Broadway.

The Grand Union Canal, green open spaces and popular local pubs — including The Fox — are all close by, along with restaurants and shops including Sainsbury's, Tesco and Lidl. The area is also well served by local schools, with a well-regarded primary school just moments away. A choice of other primaries, and two secondary schools (both rated 'outstanding' by Ofsted) within easy reach — making it an excellent setting for families.

The ever-popular King George's Field 'Sandy Park', with its eco-playground, is quite literally just around the corner.

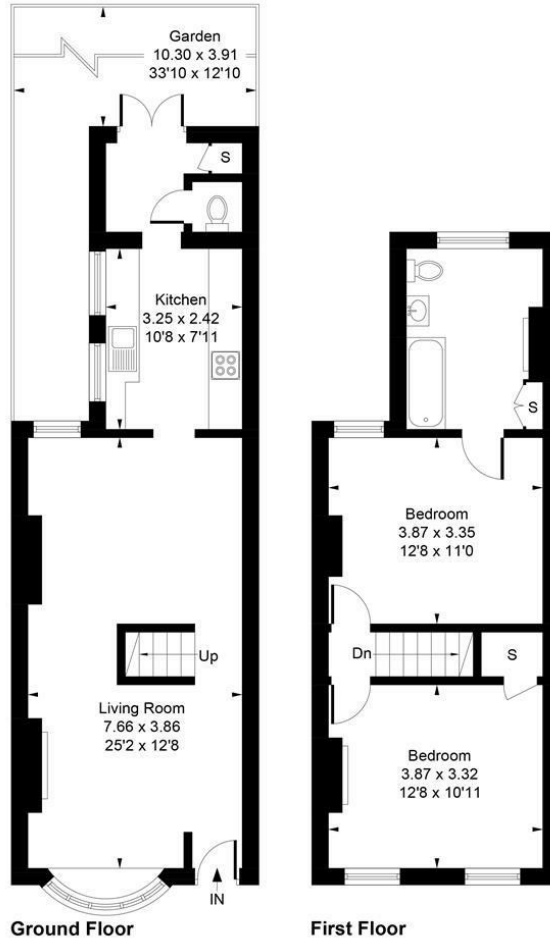


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9 Bishops Road, W7 2NZ

Approximate Gross Internal Area
82.20 sq m / 885 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

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			
(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.