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



Freehold / House - Semi-Detached

Church Road, Hanwell, £1,300,000

Offered for sale for the first time since it was built in 2014, an exceptional five-bedroom semi-detached family home of approximately 3,361 sq ft, arranged over four versatile floors on one of Hanwell Village's premier conservation-area roads. Combining period-style sash windows and proportions with the comfort and efficiency of a modern build, the house is a few minutes' walk from the Elizabeth Line and is attractively offered CHAIN FREE.

- Stunning 5 bedroom family home
- Moments from the Elizabeth Line
- Spacious (3361sqft) and versatile accommodation
- Bright airy reception room
- Large fitted kitchen/family room
- 3 bathrooms
- Plus two basement rooms (approx. 837 sq ft)
- Large unoverlooked lawned garden
- Chain free
- Valuable driveway and side access











Freehold / House - Semi-Detached

Church Road, W7 3BE
£1,300,000

This handsome semi-detached family house, built to a high specification in 2014, offers exceptionally spacious and versatile accommodation arranged over 4 floors, ideal for a growing family.

It includes wide hallway and landing, 5 bedrooms, a light and airy reception room and a vast dining/family room opening onto the garden and into a large fitted kitchen, plus a separate utility room. The entire top floor is given over to a generous principal/guest bedroom (19'7 x 16'4) with its own shower room and extensive eaves storage. There are 3 bathrooms (1 en-suite) and a ground floor cloakroom, plus a versatile 2 room basement (ideal gym/games/cinema room/workspace). Outside, there is a very secluded and unoverlooked lawned rear garden (approx. 33ft x 33ft) with a peaceful, leafy outlook, and a large side patio (with a large storage shed) leading to off-street parking at the front for two cars (and allowing for the easy installation of an electric vehicle charging point). Superbly presented throughout in a smart neutral decor, with solid wood and carpeted floors, GCH (with 'Vaillant' boiler and pressurised hot water cylinder) and sympathetically styled double glazed wooden sash windows. For the first time to the market, since it was built in 2014, this stunning home must be viewed to be truly appreciated.

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.





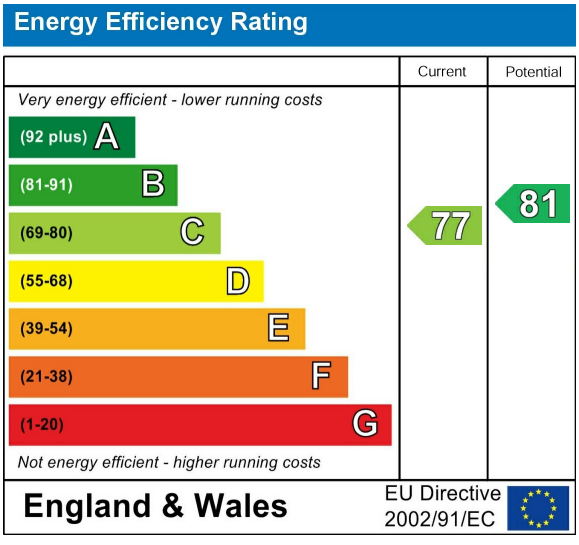
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Council Tax Band

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Energy Performance Graph



Call us on

020 8567 3219

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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.