



Freehold / House - End Terrace

Drayton Bridge Road

£850,000

A stunning, newly refurbished and skillfully extended 4 bedroom 1930's built end-terrace house, with a good sized unoverlooked garden and enjoying an enviable open outlook. In this sought after location close to both West Ealing and Hanwell Station for the Elizabeth Line, attractively offered chain free.

- Newly refurbished and fully extended home
- Impressive open plan living space
- Well equipped kitchen/breakfast/dining zone with island
- Ground floor cloakroom
- 4 bedrooms, the master with far reaching views
- Contemporary bathroom
- En-suite shower-room
- High quality finish throughout
- Good sized, unoverlooked rear garden with secure side access
- Chain free



Freehold / House - End Terrace

Drayton Bridge Road, W7 1ER

£850,000

A simply stunning, newly refurbished end terraced family house, extensively modernised, skillfully extended both to the rear and into the loft, presented very much a superbly presented 'turn-key' home.

Bright and spacious accommodation includes hallway with wide opening sliding doors to a stunning open plan living room, with through lounge and dining areas with a stylish and fully equipped 'Shaker style' fitted kitchen zone (with integrated appliances and attractive stone worktops and an island with breakfast bar) and with full width opening bi-folding doors onto the garden.

There is also a valuable ground floor cloakroom w.c.

On the first floor there are, 3 bedrooms and a impressive bathroom -featuring a bath with thermostatic shower over, fully tiled and with quality fittings. On the top floor, a loft conversion provides a vast, 4th master bedroom, with a well appointed en-suite shower-room with natural light, plentiful eaves storage and leafy open, far reaching views. Offered in a fresh neutral decor, complimenting wood effect tiled floors, with underfloor heating throughout the ground floor and soft grey fitted carpets to the bedrooms.

Featuring new GCH (with Vaillant boiler and stylish 'rolled' designer radiators) and anthracite black double glazing throughout, including an attractive composite front door. Outside there is a good sized, newly lawned with paved patio and valuable, secure side access enjoying an decked patio and large lawn, with mature trees, shrubs and flowering borders and enjoying a wonderful unoverlooked open aspect over allotments, to the rear.

Situated in this convenient location, enviably backing the green open spaces of the Framfield allotments, on the fringes of popular 'Poets Corner'. Immediately served by regular bus services to Ealing Broadway (with multiple transport links) and within easy walking distance from Hanwell mainline station for the excellent Elizabeth Line (for speedy access to The City and Heathrow). The highly regarded Drayton Manor Secondary school is literally just along the road and both popular Hobbayne Primary and St.Josephs' (R.C.) schools are close at hand. A good range of local shops, eateries, plus various bus services are available on Greenford Avenue, also the green spaces of Drayton Green, Brent Valley (Bunny) park and golf course are all close at hand.

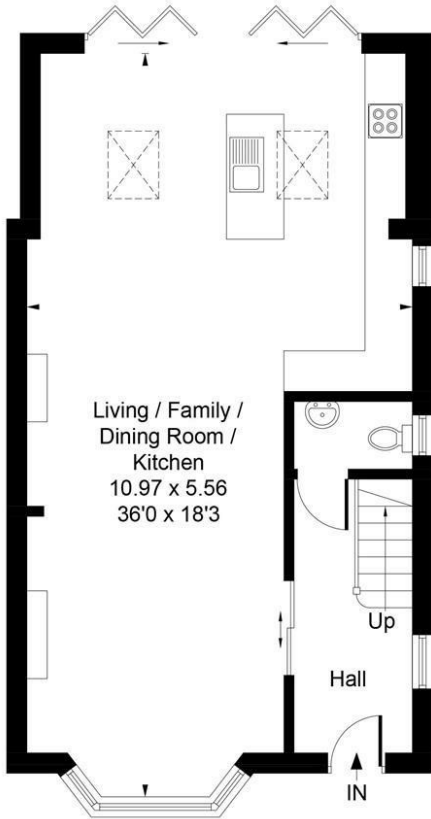


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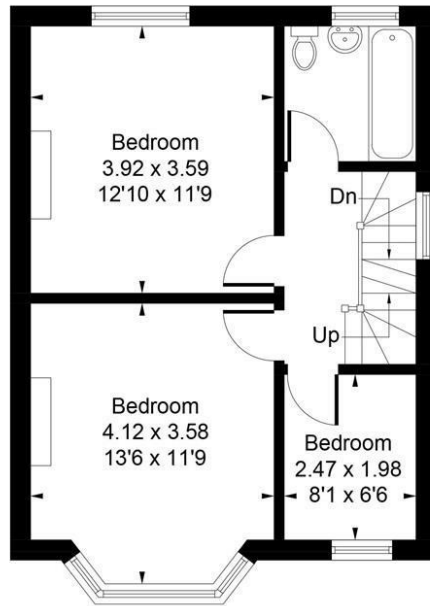


109 Drayton Bridge Road, W7 1ER

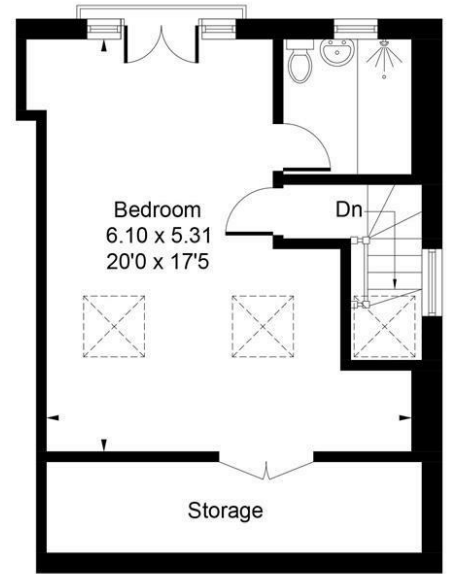
Approximate Gross Internal Area
147.93 sq m / 1592 sq ft



Ground Floor



First Floor



Second Floor

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 purchase.

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Council Tax Band

C

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.