



**Freehold / House - Semi-Detached**

**Harp Road, Hanwell**

**£725,000**

An exceptionally spacious three bedroom semi detached family house on a popular residential road with a large sunny garden and potential to extend into the loft and rear. Attractively offered to the market Chain Free.

- Semi Detached
- Three Double Bedrooms
- Two Reception Rooms
- Ground Floor Shower Room
- Well Fitted Kitchen
- Separate Utility Area
- Good Size Rear Garden
- Versatile Outbuilding
- Potential To Extend
- Chain Free



**Freehold / House - Semi-Detached**

# Harp Road, W7 1JE

## £725,000

This wide 1930's semi detached 'Sun-Trap' family house offers exceptionally spacious and flexible living accommodation. The wide entrance hall and two reception rooms are covered in insulated solid oak wood flooring, both reception rooms are light and airy, the rear with doors onto the garden, there is a well fitted kitchen and equipped kitchen with a door to the side extension featuring a utility and shower room.

On the first floor are three double bedrooms, a family bathroom and separate WC plus access to the loft. Well maintained and presented throughout the house features double glazed windows, gas central heating with a new combination boiler plus the potential to extend into the loft and rear, subject to the usual planning permissions and attractively offered Chain Free.

Outside are attractive front and rear gardens, the later is a good size with side access, a sunny aspect, paved patio and lawned areas with mature shrubs. To the back of the garden is large and versatile outbuilding currently used as storage plus a workspace/tool room.

Well positioned on a popular residential road within a short walk of Greenford Avenue with regular bus services, various local shops and restaurants and within easy reach of Castle Bar Park station giving easy access into Ealing Broadway and Paddington. Hanwell Elizabeth Line station is also nearby enabling an speedy commute into Central London & Heathrow. The area is well served by well regarded primary and secondary schools including The Lycee Français Malraux primary. Central London and the West are easily accessible by road via the A40/M40.

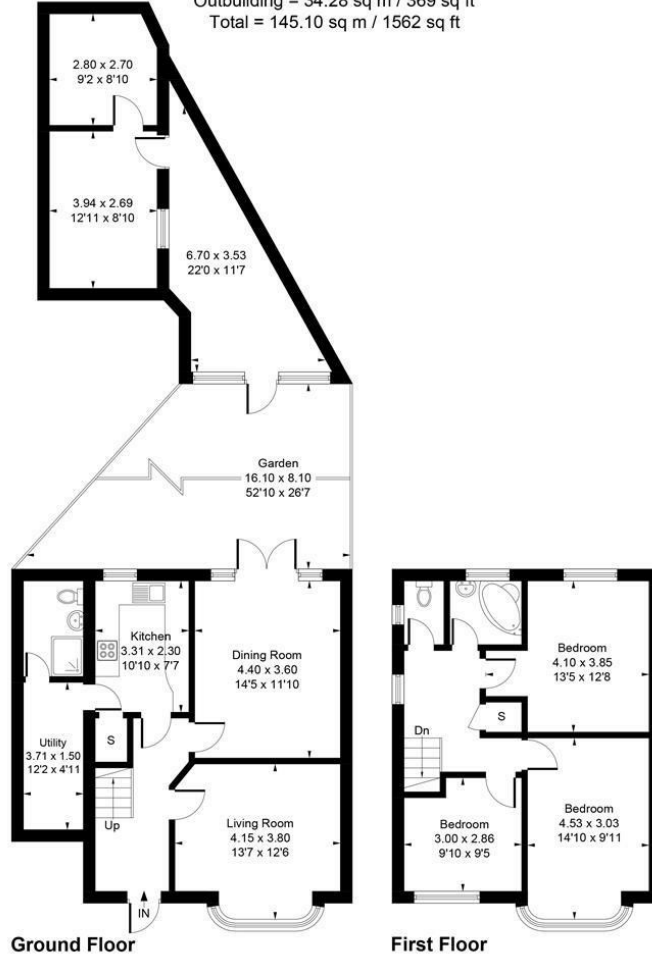


19 Greenford Avenue, Hanwell, London, W7 1LD  
020 8567 3219



**18 Harp Road, W7 1JE**

Approximate Gross Internal Area = 110.82 sq m / 1193 sq ft  
Outbuilding = 34.28 sq m / 369 sq ft  
Total = 145.10 sq m / 1562 sq ft

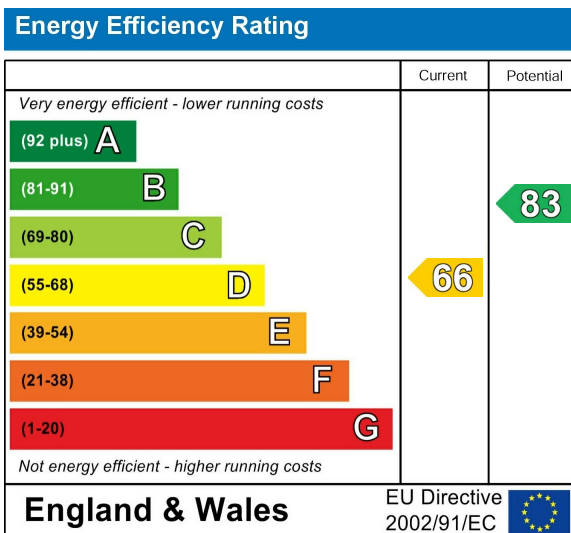


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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Council Tax Band

**D**

Energy Performance Graph



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