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



Freehold / House - Terraced

Billets Hart Close, Hanwell

£630,000

A stunning, 'turn-key' presented, 2 bedroom, 2 bathroom, modern terraced home, offering enviable canal-side views, a good-sized garden and valuable off street parking, in the heart of sought after 'Old Hanwell.' Attractively offered CHAIN FREE.

- Modern 2 double bedroom terraced house
- Newly decorated throughout, with new fitted carpets
- Large, light and airy reception room
- Good sized, well equipped fitted kitchen
- Family sized modern bathroom
- En-suite shower room
- Enviable canal-side location and views
- Good sized, well maintained garden with side access
- Valuable off street parking
- Potential to extend











Freehold / House - Terraced

Billets Hart Close, W7 2PY
£630,000

This modern yet traditionally styled, terraced home, offers bright, spacious and well arranged living space throughout. It features a wide hall and stairway, an exceptionally spacious, light and airy living room (with lounge and dining areas, plus large built in storage cupboard), a well equipped fitted kitchen (we understand free-standing appliances are negotiable, also much of the furniture) with French doors opening onto the garden (and with potential for a rear extension, subject to the usual consents). Upstairs are 2 double bedrooms (the master with an en-suite shower room with power shower and affording enviable, leafy views across to the Grand Union canal). There is also a sparkling modern family size bathroom with natural light, additional storage/airing cupboard on the landing and excellent, well insulated loft storage (also with excellent potential for conversion subject p.p.). Outside there is a good sized, low maintenance garden with secure rear access, plus valuable driveway off-street parking to the front (and for easy installation of an electric car charging point). Superbly presented throughout in a freshly painted, smart neutral decor, with new light grey fitted carpets, warmed by GCH ('Potterton' boiler) and full double glazing. Offered chain free, this is an ideal home, first time buy, or low maintenance investment to let, in an enviable canal-side location.

Peacefully situated in this exclusive modern cul-de-sac development, just off St Margaret's Rd in the heart of ever fashionable 'Old Hanwell'. Moments from canal side walks (with access literally just along and across the road), the popular 'Fox' public house, the well regarded St. Marks primary school along with local shops (including new Tesco, Lidl and Sainsbury's), various eateries, and regular bus services on both Boston and Uxbridge Rd's, providing speedy access to Ealing Broadway and Boston Manor Piccadilly line station, Hanwell Main Line station, for the excellent Elizabeth Line service, is also within easy walking distance.

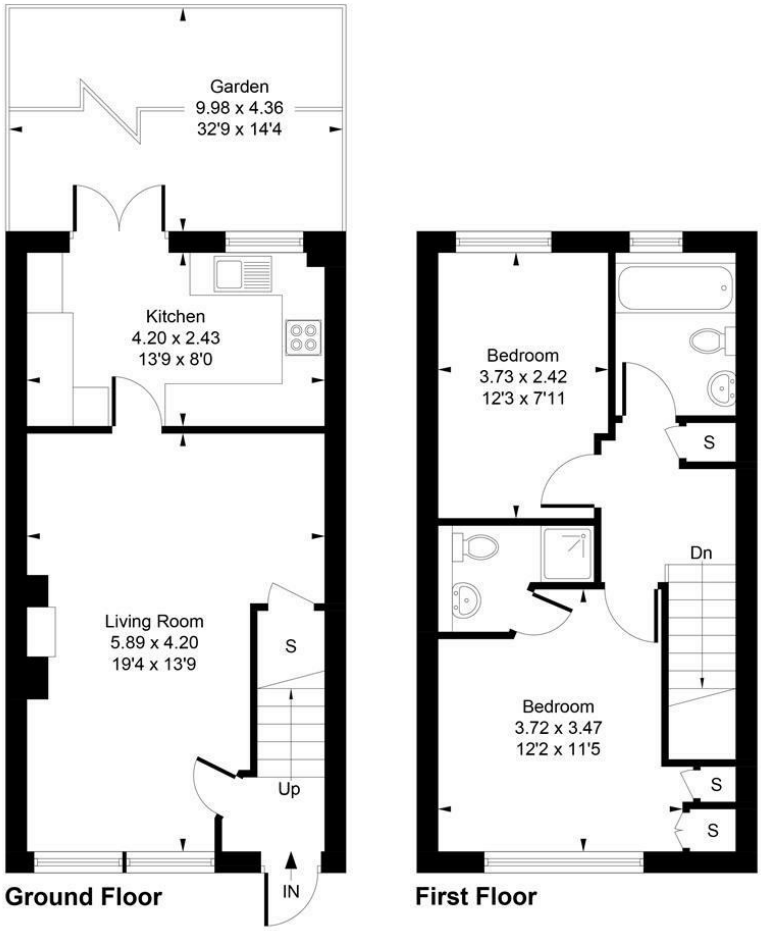




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Approximate Gross Internal Area
71.43 sq m / 769 sq ft

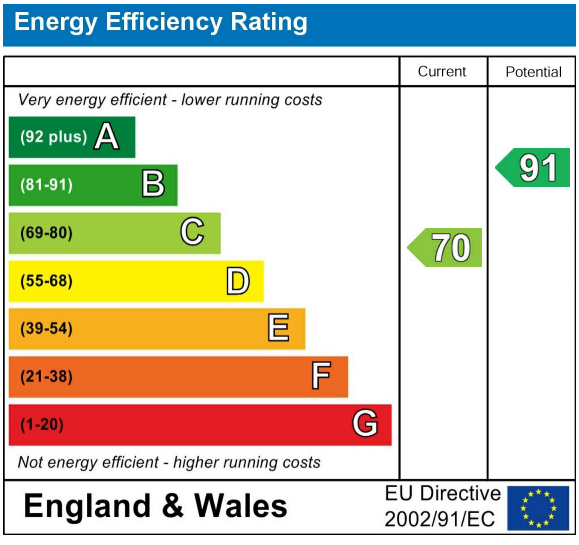


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

E

Energy Performance Graph



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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.