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Gifford Gardens, London, W7 3AS
£350,000





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£350,000

- Two Double Bedroom Maisonette
- Large Private Rear Garden
- 777 Sq Ft / 72.2 Sq M
- Close to Hanwell Crossrail Station
- Perfect First Time Buy or Investment
- First Floor
- Access to Loft Storage
- Short Drive to M40/M25
- Nearby to Highly Regarded Schools
- No Upper Chain

Description

This two-bedroom home offers spacious and airy accommodation throughout, comprising a fitted kitchen, bathroom, and a generous reception/dining room providing flexible living space.

This two-bedroom home offers well-proportioned accommodation comprising a fitted kitchen, bathroom, and a generous reception/dining room providing versatile living and entertaining space.

To the rear, the home further benefits from a private garden.

Situation

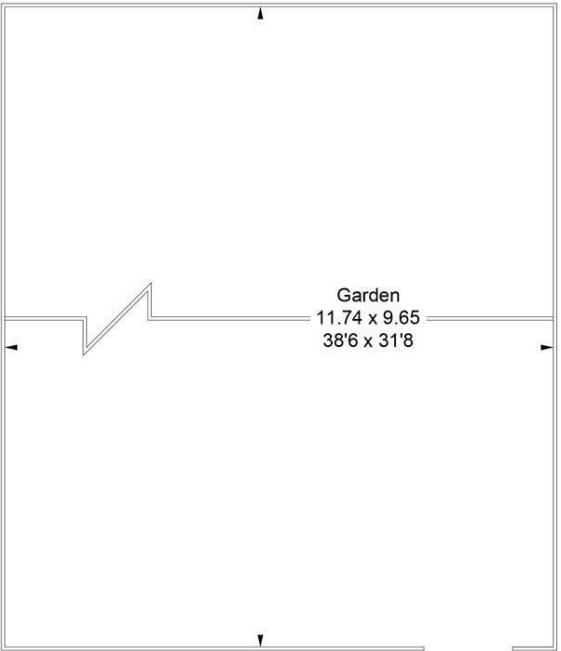
Gifford Gardens benefits from excellent local amenities and connectivity. The property lies within walking distance of a range of shops, cafés and services on Greenford Avenue and close to the bus network with frequent routes across West London, while rail commuters can take advantage of nearby Castle Bar Park, Drayton Green and Hanwell stations with links into central London and beyond — including speedy services towards London Paddington and Heathrow. The area is well served for families, with highly regarded schools such as Mayfield Primary and Nursery School, Brentside Primary, St Ann's School and a selection of secondary options in close proximity. For wider shopping and leisure, local centres such as Ealing Broadway and The Oaks Shopping Centre are easily accessible, offering high-street stores, eateries and entertainment.



Floor Plans

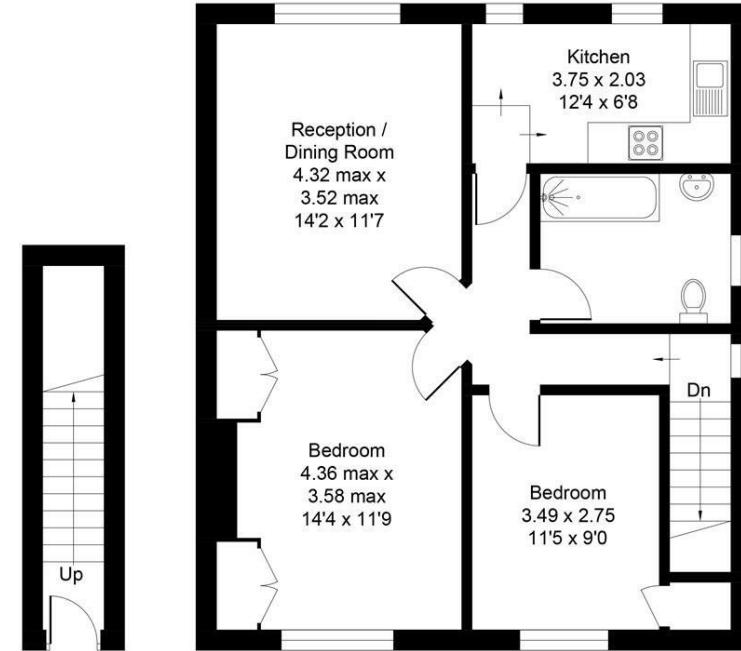


Gifford Garden, W7
Approximate Area = 777 sq ft / 72.2 sq m
For identification only - Not to scale



Ground Floor

(Not Shown In Actual Location / Orientation)



First Floor

Up

Reception / Dining Room
4.32 max x 3.52 max
14'2 x 11'7

Kitchen
3.75 x 2.03
12'4 x 6'8

Bedroom
4.36 max x 3.58 max
14'4 x 11'9

Bedroom
3.49 x 2.75
11'5 x 9'0

Dn

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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estate agents

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A	A	A
(81-91) B	B	B
(69-80) C	C	C
(55-68) D	D	D
(39-54) E	E	E
(21-38) F	F	F
(1-20) G	G	G
Not energy efficient - higher running costs		

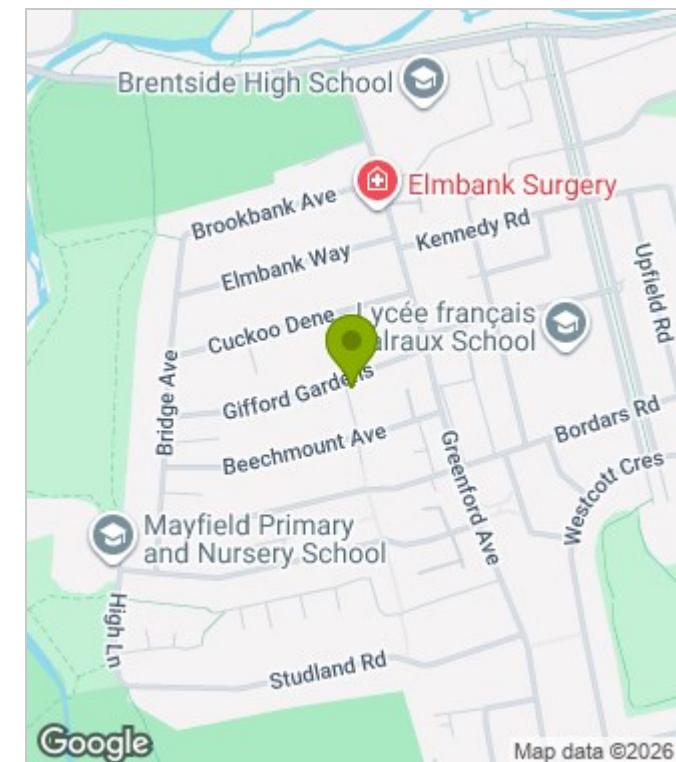
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

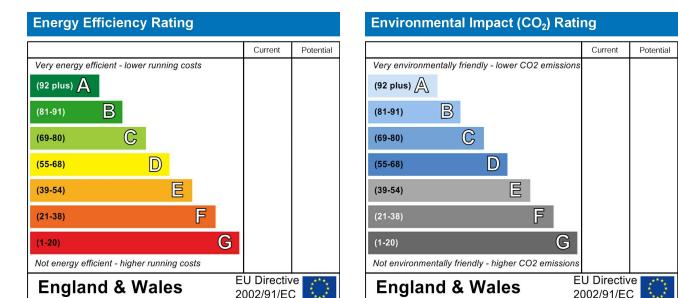
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A	A	A
(81-91) B	B	B
(69-80) C	C	C
(55-68) D	D	D
(39-54) E	E	E
(21-38) F	F	F
(1-20) G	G	G
Not environmentally friendly - higher CO ₂ emissions		

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Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.