



Freehold / House - End Terrace

Billets Hart Close

£629,950

A superbly presented two bedroom, end terraced modern home, offering enviable canal-side views, a good-sized garden and valuable off street parking, in the heart of Old Hanwell. Attractively offered CHAIN FREE.

- Modern 2 bedroom end of terrace house
- Superbly decorated throughout, new carpets and wood floors
- Large, light and airy reception room
- Fitted kitchen/breakfast room
- Family sized modern bathroom
- En-suite shower room
- Good sized, well maintained garden with side access
- Valuable off street parking
- Enviable canal-side location and view
- Chain free



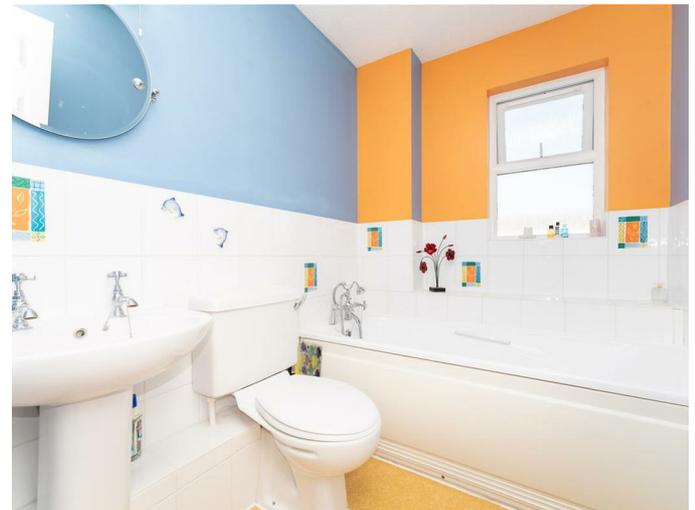
Freehold / House - End Terrace

Billets Hart Close, W7 2PY

£629,950

This modern yet traditionally styled, end of terrace home, offers bright and spacious living space throughout. It features a wide hall and stairway, an exceptionally spacious, light and airy, full width living room (with lounge and dining areas, plus large built in storage cupboard), a well equipped fitted kitchen/breakfast room (we understand free-standing appliances are all negotiable) and with French doors opening onto the garden. Upstairs are 2 double bedrooms (the master with built in wardrobes, an en-suite shower room with new 'Triton' power shower and enviable leafy views across to the Grand Union canal). There is also a modern family size bathroom with natural light, additional storage/airing cupboard on the landing and excellent, well insulated loft storage (with potential in our opinion, for conversion, subject to consents). Outside there is a good sized, low maintenance garden with secure side 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 fresh neutral decor, with new greyed oak wood flooring, on the ground floor and smart, newly 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 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 the road), the popular Fox public house, the well regarded St. Marks primary school along with local shops, eateries, and regular bus services on Boston and Uxbridge Rd's, providing speedy access to Ealing Broadway and Boston Manor Piccadilly line station, Hanwell Main Line station, for the fantastic new Elizabeth Line service, is also within easy walking distance.

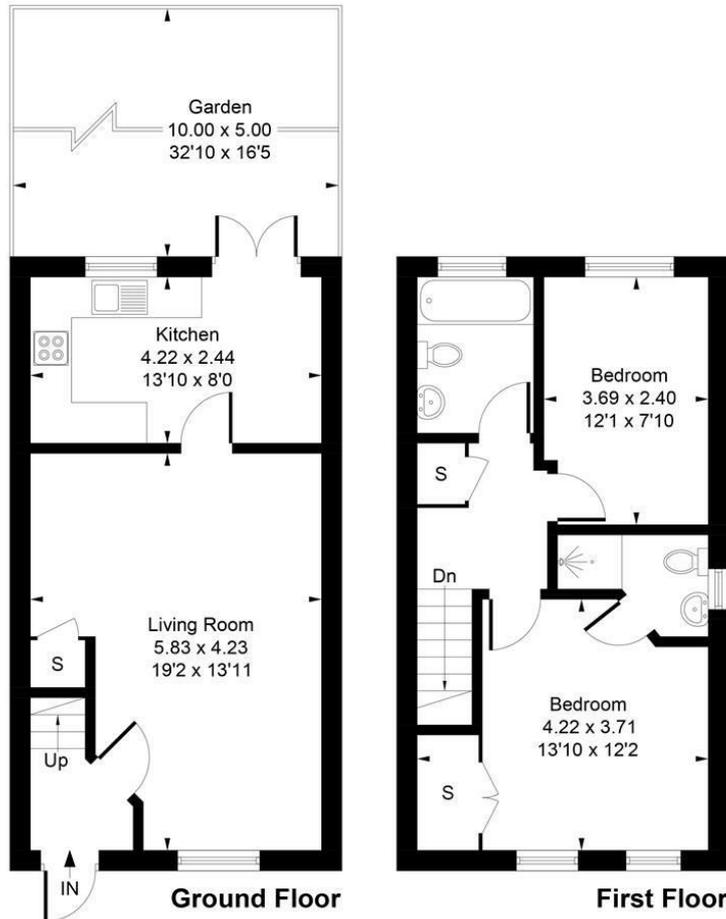


19 Greenford Avenue, Hanwell, London, W7 1LD
020 8567 3219



14 Billets Hart Close, W7 2PY

Approximate Gross Internal Area
72.25 sq m / 778 sq ft

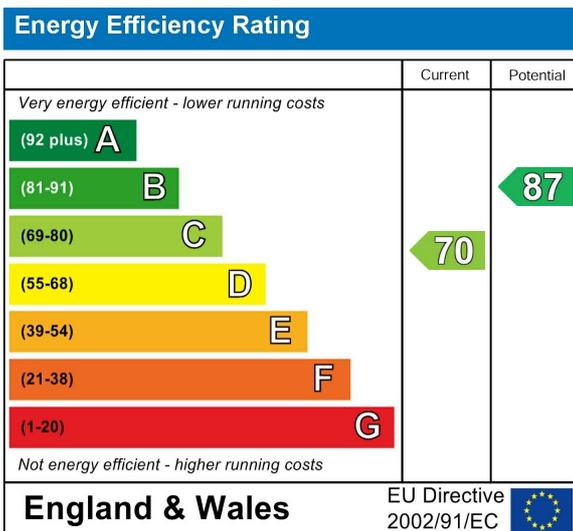


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

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.