



**Freehold / House - Terraced**

**Framfield Road**

**£599,950**

A 3 bedroom, Victorian period terraced home, in this sought after residential road, close to good local schools and within easy reach of the Elizabeth Line. Now requiring a thoughtful programme of refurbishment, offering much potential for extension and attractively offered chain free.

- Victorian period house
- 3 bedrooms
- 2 reception rooms
- Good sized kitchen
- Ground floor shower-room
- GCH&DG
- South facing garden
- Potential to extend
- Great school catchments
- Close to the Elizabeth line



**Freehold / House - Terraced**

**Framfield Road, W7 1NJ**

**£599,950**

A rare opportunity to acquire one of these popular Victorian terraced period homes, offering spacious accommodation, including 2 reception rooms, a good sized kitchen and shower-room, upstairs there are 3 double bedrooms. Outside there is a good sized, mature South-facing garden, with a brick built store to the rear. In the same ownership for many years, it would now however benefit from some refurbishment and would lend itself well to extension, both to the rear and side return and into the loft. Featuring GCH and double glazing, the property is attractively offered with no onward chain.

Situated on the sunny south side of this sought after tree lined residential road, within easy walking distance of both Hanwell mainline station and also West Ealing for the excellent Elizabeth Line (for speedy access to The City and Heathrow). The highly regarded Drayton Manor Secondary and Hobbayne Primary schools are literally just around the corner. A good range of local shops, eateries, plus various bus services are available on Greenford Avenue also buses via Browning Avenue and Drayton Bridge Rd) and the green spaces of Drayton Green and Brent Valley (Bunny) park and golf course are all close at hand.

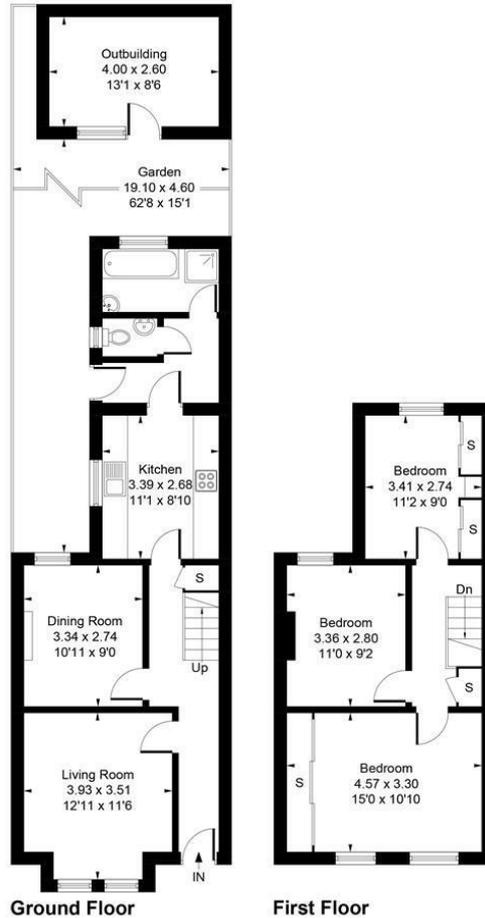


19 Greenford Avenue, Hanwell, London, W7 1LD  
020 8567 3219



**170 Framfield Road, W7 1NJ**

Approximate Gross Internal Area = 94.65 sq m / 1019 sq ft  
Outbuilding = 10.57 sq m / 114 sq ft  
Total = 105.22 sq m / 1133 sq ft

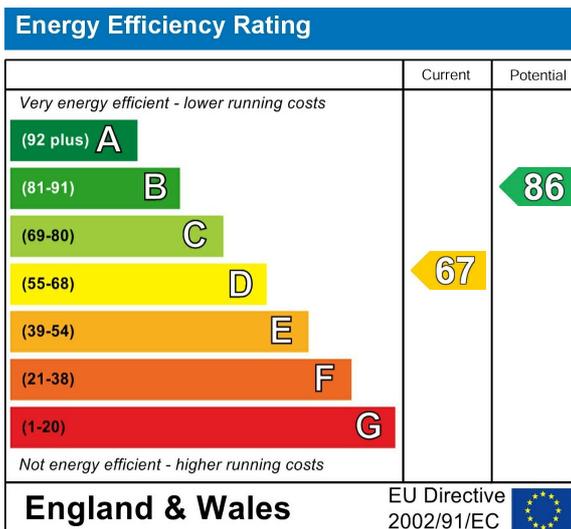


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

Council Tax Band

**D**

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.