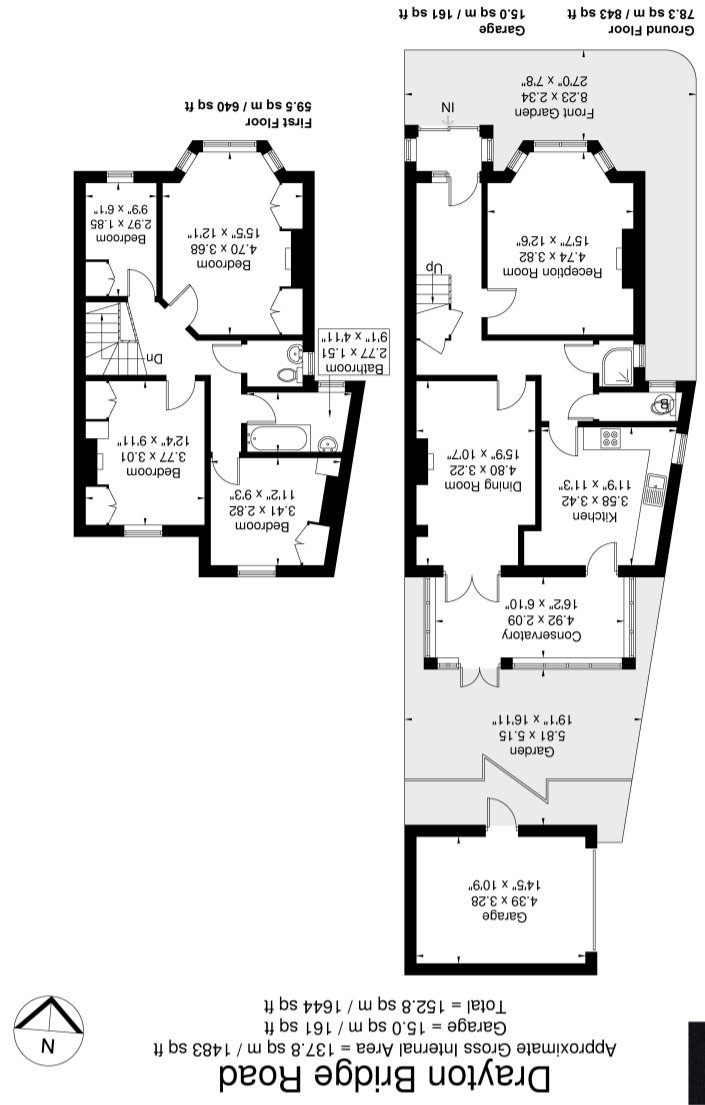


England, Scotland & Wales	
EU Directive 2002/91/EC	Current Potential
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
	60
	76
	Potential

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale. © www.perspective.co.uk



120 Drayton Bridge Road, London. W7 1EP.

£850,000

Situated on the ever-popular Drayton Bridge Road in Hanwell, this well-proportioned family home offers generous living space, characterful features and an excellent opportunity for buyers looking to secure a property in one of West London's increasingly sought-after locations.

Offered to the market chain free, the property presents a fantastic option for both families and buyers seeking a home with strong long-term value in a well-connected and community-focused neighbourhood. The property provides approximately 137.8 sq m (around 1,483 sq ft) of internal accommodation, arranged across multiple levels with well-balanced room proportions throughout. The ground floor offers a welcoming entrance hallway leading through to a bright and spacious reception room featuring a traditional bay window that allows natural light to flood the space. This room provides an ideal setting for both everyday living and entertaining.

To the rear of the property, a generous kitchen and dining area offers ample space for family meals and gatherings, with direct access to the rear garden, creating a seamless indoor-outdoor flow that is perfect for warmer months. Upstairs, the property continues to impress with a number of well-sized bedrooms, each offering flexibility for family living, guest accommodation, or home working. The principal bedroom benefits from excellent proportions, while the additional bedrooms provide comfortable space for children or additional uses such as a study or nursery. A family bathroom serves the upper floors, completing a layout that is both practical and adaptable for modern lifestyles.

Externally, the home benefits from a private rear garden, offering a peaceful outdoor space for relaxation, gardening, or entertaining. The garden provides plenty of potential for landscaping or further enhancement depending on the buyer's preferences.

One of the key advantages of this location is its exceptional connectivity. Hanwell Station, which is part of the Elizabeth Line, is within easy reach and provides fast and direct access into Central London, including Paddington, Bond Street, Tottenham Court Road and Canary Wharf. This has significantly enhanced the area's appeal for commuters seeking a quieter residential setting without sacrificing accessibility to the city.

The area is also highly regarded for its local schools, making it particularly attractive to families. Drayton Manor High School, one of the most sought-after secondary schools in the borough, is nearby and well known for its strong academic reputation. Hobbayne Primary School is also within close proximity and widely regarded by local families. Hanwell itself is known for its strong sense of community and abundance of green space.

Residents benefit from several nearby parks including Brent Valley Park and the expansive Brent Lodge Park, home to the popular Hanwell Zoo. These open spaces offer walking trails, sports facilities, playgrounds and scenic riverside paths along the River Brent, providing a welcome escape from city life. In addition to its green surroundings, Hanwell offers a growing selection of independent cafés, restaurants, local shops and everyday amenities along the nearby Uxbridge Road and in Hanwell Broadway. The area continues to grow in popularity due to its balance of village-like charm, excellent schools, green spaces and outstanding transport links via the Elizabeth Line.

Offered chain free, this property represents a rare opportunity to acquire a substantial home in a prime Hanwell location with excellent amenities, transport connections and schooling all within easy reach.

Reception

15' 7" x 12' 6" (4.75m x 3.81m)

Dining Room

15' 9" x 10' 7" (4.80m x 3.23m)

Kitchen

11' 9" x 11' 3" (3.58m x 3.43m)

Conservatory

16' 2" x 6' 10" (4.93m x 2.08m)

Bathroom

9' 1" x 4' 11" (2.77m x 1.50m)

Bedroom

15' 5" x 12' 1" (4.70m x 3.68m)

Bedroom

12' 4" x 9' 11" (3.76m x 3.02m)

Bedroom

11' 2" x 9' 3" (3.40m x 2.82m)

Bedroom

Garage

14' 5" x 10' 9" (4.39m x 3.28m)

