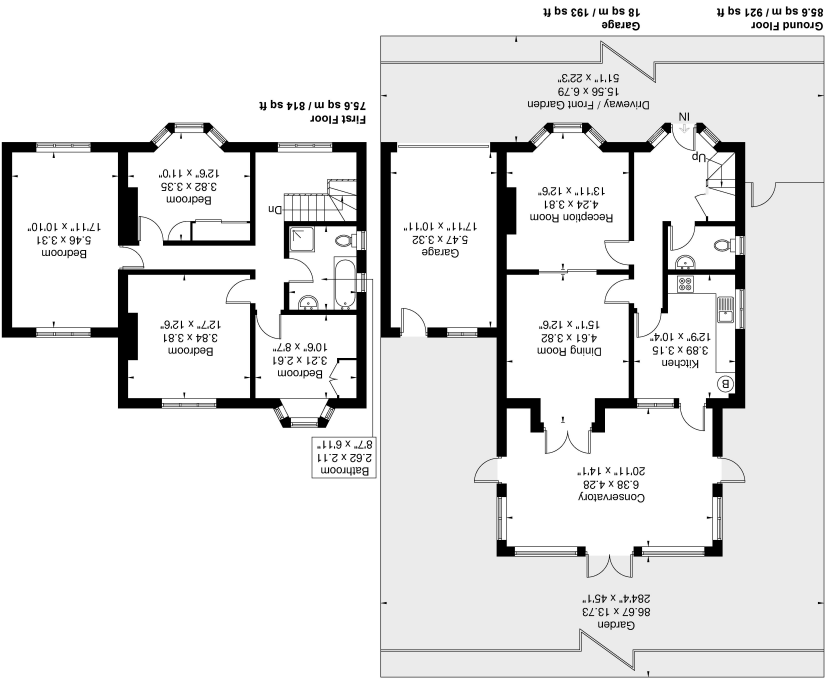


Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.  
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Church Road  
Approximate Gross Internal Area = 161.2 sq m / 1735 sq ft  
Garage = 18 sq m / 193 sq ft  
Total = 179.2 sq m / 1928 sq ft



125 Church Road, London. W7 3BJ.

£1,800,000





Unique and imposing detached house residing on Hanwell's premier road with a distinctive and likely to be Hanwell's largest rear garden. The home spanning nearly 2000sqft in total and is being sold with no onward chain.

The property is in a conservation area within the desirable Golden Manor and is just under half a mile to Hanwell station (Elizabeth line) providing access into The City, Paddington, Heathrow Airport and beyond. The renowned, stunning Brent Lodge Park (the "Bunny Park") famous for Hanwell Zoo, extensive play areas, café and maze. Other open green spaces are also close by including Brent Valley Golf Course. There are numerous excellent schools nearby in both the state and private sector, the most notable being the Lycée Français Malraux, Drayton Manor High School, St Josephs, Hobbayne, St Benedict's and Notting Hill & Ealing High.

**Front Reception**

13' 11" x 12' 6" (4.24m x 3.81m) Front aspect bay window, wood floor, two radiators, interconnecting doors with

**Rear Reception**

15' 1" x 12' 6" (4.60m x 3.81m) Wood floor, radiator, doors to conservatory

**Kitchen / Dining Room**

12' 9" x 10' 4" (3.89m x 3.15m) Rear aspect window, range of eye and base level units with electric ho with oven under and extractor hood over, single drainer sink, plumbing and space for washing machine and dishwasher, tiled walls

**Downstairs Cloakroom**

**Conservatory**

Door leading top garden, laminate floor, radiator

**Bedroom 1**

17' 11" x 10' 10" (5.46m x 3.30m) Dual aspect windows, radiator

**Bedroom 2**

12' 7" x 12' 6" (3.84m x 3.81m) Rear aspect window, radiator

**Bedroom 3**

12' 6" x 11' 0" (3.81m x 3.35m) Front aspect bay window, radiator, fitted wardrobe

**Bedroom 4**

10' 6" x 8' 7" (3.20m x 2.62m) Rear aspect window, radiator, fitted wardrobe

**Bathroom**

Two side aspect windows, panel enclosed bath, shower cubicle, low level WC, hand wash basin, tiled walls and floor

**Garden**

284' 4" x 45' 1" (86.66m x 13.74m) Mainly laid to lawn with mature trees. Patio area. Access to garage, side entrance leading to the front

**Garage**

