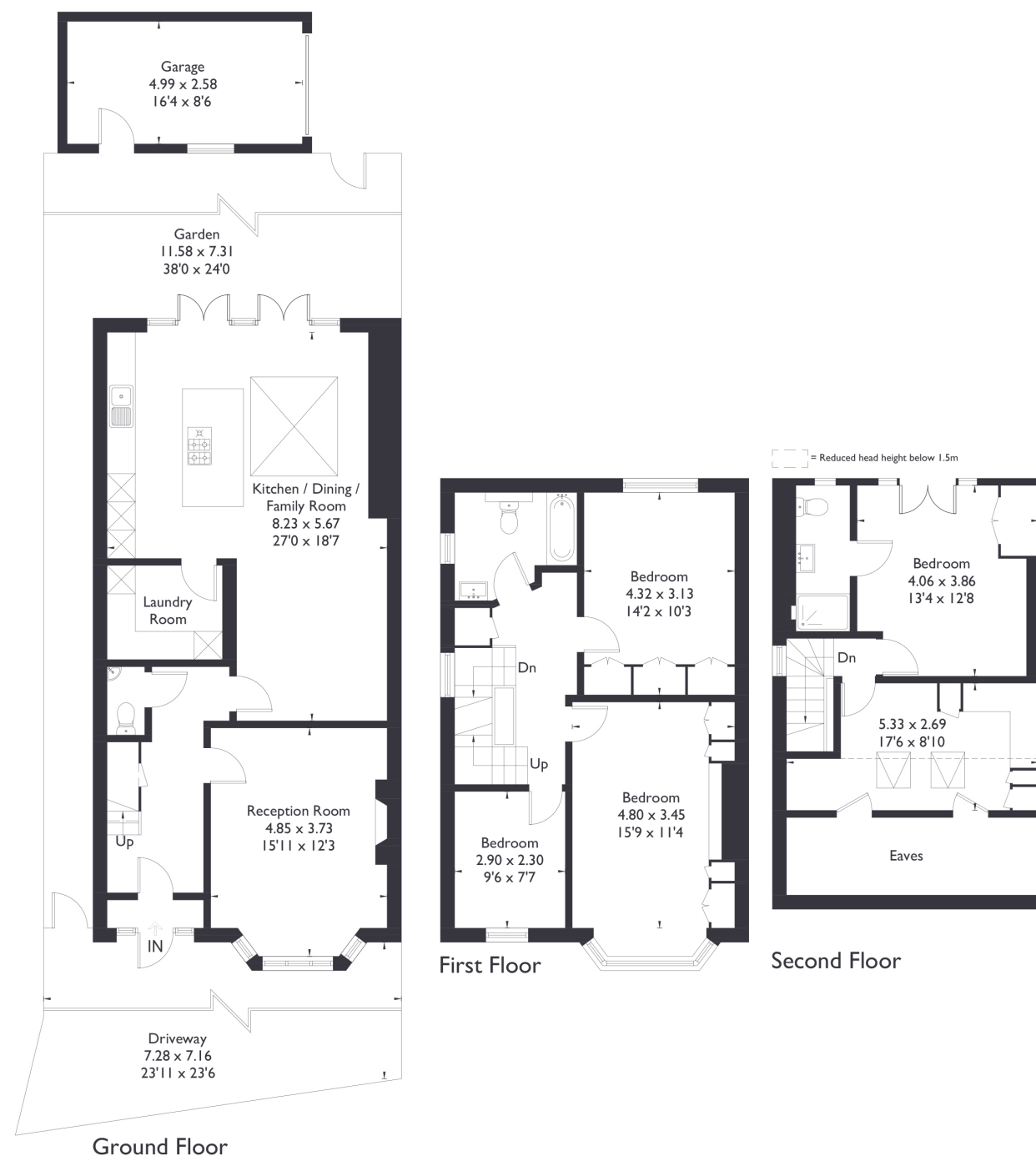


## Westlea Road, W7 2AH

Approximate Floor Area = 178.5 sq m / 1921 sq ft  
Outbuilding = 13 sq m / 140 sq ft  
Total = 191.5 sq m / 2061 sq ft



### 4 BEDROOM HOUSE

## Westlea Road, W7

£1,200,000

Welcome to this spacious and beautifully presented five bedroom, two bathroom semi-detached home, complete with a convenient downstairs W/C. The property offers two separate reception rooms, perfect for both relaxing and entertaining, alongside a stunning open plan kitchen and dining area that flows seamlessly into a practical utility space.

### FEATURES

- Four Bedrooms
- Two Bathrooms/ Downstairs W/C
- Open Plan Kitchen/ Living
- Elthorne Park High School
- Boston Manor Station
- Off Street Parking
- EPC Rating D





#### 4 BEDROOM HOUSE

## Westlea Road, W7

As you ascend to the first floor, you'll find three generously sized bedrooms and a modern family bathroom.

On the top floor, there's a luxurious en-suite bedroom, along with an additional room currently styled as a home office perfect for remote work or versatile living. Situated in an ideal location, this home is just a 5–10 minute walk from Boston Manor Station, offering excellent transport links to the city.

The property also falls within the catchment area of highly regarded schools, making it an excellent choice for families.

EPC Rating D.

