



42b Church Road, Hanwell, London. W7 1DL.

£375,000

Offered to the market with no onward chain, we are pleased to offer this well presented two bedroom ground floor garden maisonette. The property is entered via its own private entrance and consists of two bedrooms (one double, one single bedroom), lounge, bathroom, kitchen / diner and a small courtyard style garden to the rear. The property benefits from double glazing, gas central heating and a long lease of over 900 years.

The property is situated within a short walk to a good range of shops, bars, restaurants and the wide-open green spaces of Churchfield/Brent Lodge Park and Hanwell Elizabeth Line Station, giving you direct link into Central London, as well as providing speedy access to London Paddington and Heathrow.

Lounge (Reception)

11' 7" x 10' 1" (3.53m x 3.07m) Rear aspect double glazed window, feature fireplace, wood floor, radiator

Bathroom

Tiled walls, panel enclosed bath with shower, low level WC, wall mounted hand wash basin, radiator

Bedroom 1

13' 3" x 10' 1" (4.04m x 3.07m) Front aspect double glazed bay window, radiator

Kitchen/Diner

10' 1" x 9' 1" (3.07m x 2.77m) Range of eye and base level units with electric hob with extractor hood over, oven under, single drainer sink, plumbing and space for dishwasher, tiled floor, plumbing for dishwasher, door to garden

Bedroom 2 / Office

10' 10" x 6' 8" (3.30m x 2.03m) Rear aspect double glazed window, radiator, access to storage cupboard housing washing machine and wall mounted boiler

Garden

