



Ground Floor, 35 Church Road, London. W7 3BD.

£525,000

A very short walk from Hanwell Elizabeth Line station this deceptively spacious ground floor converted period home. The property comes with a long list of benefits but to name but a few include generously proportioned rooms and period features throughout and the unique benefit of off street parking provided by a detached garage to the rear leading onto Campbell Road and No onward chain.

The flat currently comprises of two large bedrooms, a cellar, two receptions with one open plan with a fitted kitchen and bathroom. Outside is a good sized garden with an abundance of storage with large shed and the unique valuable addition of a detached garage.

The property is situated in the heart of Hanwell, quite literally 'a stones throw' from Hanwell station provided access into central London, The City, Heathrow and beyond. Also conveniently close by are a range of day to day shops, bars, restaurants and the wide-open green spaces of Brent Lodge (the 'Bunny Park') and Brent Valley parks and golf course.

Bedroom 1

16' 10" x 14' 2" (5.13m x 4.32m) Front aspect double glazed bay window, radiator

Cellar

Accessed by ladder

Lounge

13' 3" x 11' 11" (4.04m x 3.63m) Feature fireplace, radiator, opening onto

Dining Room

14' 5" x 10' 0" (4.39m x 3.05m) Rear aspect double glazed french doors, radiator, fitted storage housing boiler, open plan with kitchen

Kitchen

11' 1" x 10' 8" (3.38m x 3.25m) Range of eye and base level units, plumbing and space for washing machine, dishwasher, gas cooker with extractor hood over

Bathroom

Rear aspect double glazed frosted window, panel enclosed bath with shower, pedestal wash hand basin, low level WC, extractor fan, tiled walls and floor

Bedroom 2

9' 1" x 8' 10" (2.77m x 2.69m) Dual aspect double glazed windows, radiator

Garden

Mainly paved area with mature trees, vines and shrubs,. Ample storage to rear with timber shed and access to garage

Garage

18' 4" x 10' 4" (5.59m x 3.15m) Up and over door

