

England, Scotland & Wales	
EU Directive 2002/91/EC	
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)
Current	62
Potential	74

**Energy Efficiency Rating**



43 Harp Road, Hanwell, London. W7 1JG.

£800,000

Rare opportunity to acquire a substantial semi-detached family home occupying a prominent corner plot on the ever-popular Harp Road in Hanwell, offering exceptional scope to extend and enhance (subject to the usual planning consents).

This property presents an ideal prospect for buyers looking to modernise and add significant long-term value. The house currently provides over 1,700 sq ft of accommodation including the garage, arranged across three floors. The ground floor comprises a generous reception/dining room, separate kitchen, and a welcoming entrance hall, while the upper floors offer four well-proportioned bedrooms, a family bathroom, and an additional top-floor bedroom with en-suite, creating a flexible layout suited to growing families. Although the property would benefit from updating throughout, it offers an excellent blank canvas with strong underlying fundamentals.

One of the most compelling aspects of this home is the exceptional space to the side, incorporating a large double garage and expansive frontage. This creates a rare and highly valuable opportunity to significantly extend to the side, rear, or into the loft, in line with neighbouring properties, subject to planning permission.

Opportunities with this level of outside space and development potential are increasingly scarce in this part of West London. Externally, the property benefits from a substantial rear garden with mature planting, a generous front garden and driveway area, and the advantage of its corner positioning which enhances both privacy and flexibility of use. Harp Road is ideally positioned for both families and commuters, with excellent transport links via the Elizabeth Line at Hanwell Station providing fast and convenient access into Central London.

The area is well regarded for its schooling, including Drayton Manor High School and Hobbayne Primary School, and is within easy reach of local shops, parks, and green spaces such as Brent Valley and Elthorne Park.

#### Reception / Dining Room

21' 0" x 14' 2" (6.40m x 4.32m)

#### Kitchen

14' 8" x 7' 11" (4.47m x 2.41m)

#### Bedroom 2

10' 2" x 9' 3" (3.10m x 2.82m)

#### Bedroom 3

9' 9" x 7' 3" (2.97m x 2.21m)

#### Bedroom 1

14' 4" x 10' 6" (4.37m x 3.20m)

#### Bedroom 4

18' 2" x 11' 10" (5.54m x 3.61m)

