



HELLIWELL
FOR SALE
020 8799 3810



HELLIWELL & Co.

Lower Boston Road, Hanwell, W7

Guide Price £715,000





 4 Bedrooms |  2 Receptions |  2 Bathrooms |  EPC Current D

Helliwell & Co are proud to present this charming four-bedroom terraced house located in the heart of Olde Hanwell, a stone's throw away from the Elizabeth Line train station and District Line as well as a short walk to Boston Manor Piccadilly Line.

Located in a popular residential area, this beautifully presented terraced house is offered to the market with no onward chain. Placed over three floors and bright and spacious throughout, the ground floor features a front reception room with a charming period fireplace and attractive bay window, a separate dining area and a modern kitchen, fully equipped with integrated appliances, which has direct access to a private garden. The first floor has three double bedrooms, whilst the fourth bedroom is located on the second floor and benefits from its own private en suite and built-in storage. With period charm and character throughout, the property further features a contemporary family bathroom on the ground floor, gas central heating, triple glazing and on-street parking.

Lower Boston Road is situated in a popular residential area and is within reach of a variety of local amenities, including shops, cafes, pubs, and restaurants. A number of bus routes are close by, including routes to Ealing Broadway. Hanwell station (Crossrail) is just under half a mile away, and Boston Manor tube station (Piccadilly Line) is approximately one mile away. The leafy green open spaces of Elthorne Park are also close by.

- Modern Terraced House
- Two Reception Rooms
- Four Bedrooms
- Two Bathrooms
- Private Garden
- Ample Storage Space
- Gas Central Heating
- No Onward Chain
- Tenure: Freehold
- Council Tax Band: E



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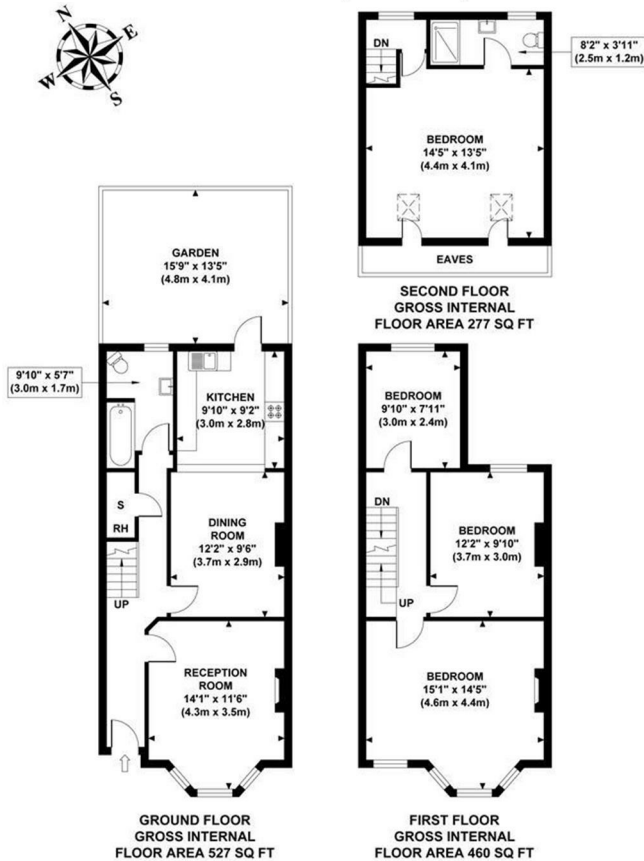
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LOWER BOSTON ROAD

Approximate Gross Internal Area

1264 sq ft / 117.40 sq m

Eaves Area 36 sq ft / 3.30 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.