











 2 Bedrooms |  1 Reception |  1 Bathroom |  EPC Current C

Helliwell & Co. is proud to present a two-bedroom end-of-terrace freehold house with a garage and off-street parking, offered to the market with no onward chain.

Consisting of circa 839sqft this modern and spacious home is ideal for those seeking a freehold purchase at an attractive price point.

Entering through its own private entrance, you are met with a spacious hallway, with practical under-stairs built-in storage, and a useful ground-floor WC. The kitchen is separate with all the expected modcon integrated appliances. The charming wooden-beamed living area provides ample space for dining and entertaining, with bi-fold doors leading to a generous west-facing suntrap garden. There is also a large shed, a garage, and rear access, providing ideal off-street parking.

Upstairs boasts a good-sized two double bedrooms, both with built-in storage, and a smart tiled bathroom with a bathtub and rainfall shower. Further benefits include double-glazing throughout, gas central heating, and the potential to extend, subject to planning permission.

Boston Manor Road is ideally located for access to both Boston Manor (Piccadilly line) and Brentford (Mainline) stations, bus links to Hanwell (Elizabeth Line), and multiple local shops, cafes and restaurants in the area, including Northfields and the recently regenerated Brentford High Street. The open spaces of Boston Manor Park are also accessible, as well as the M4 motorway, with easy access to Heathrow and a good selection of local schools.

- End of Terrace
- Two Double Bedrooms
- Circa 839sqft
- Ground Floor WC
- Suntrap West-facing Garden
- Potential to Extend (STPP)
- Off Street Parking
- Garage
- Tenure: Freehold
- Council Tax Band: D

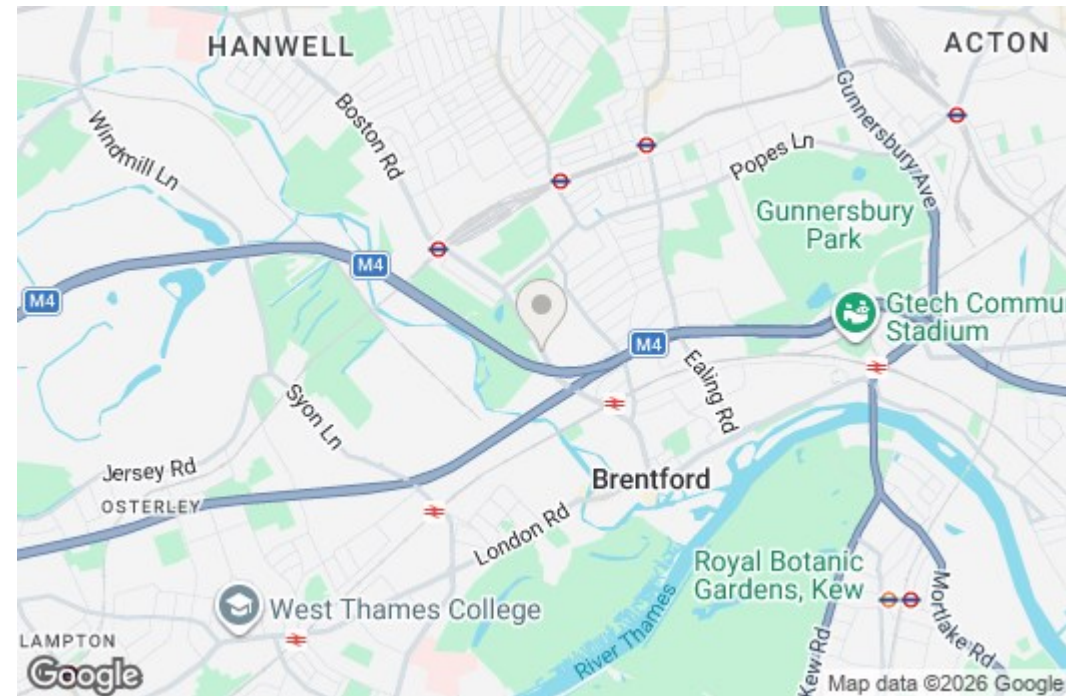
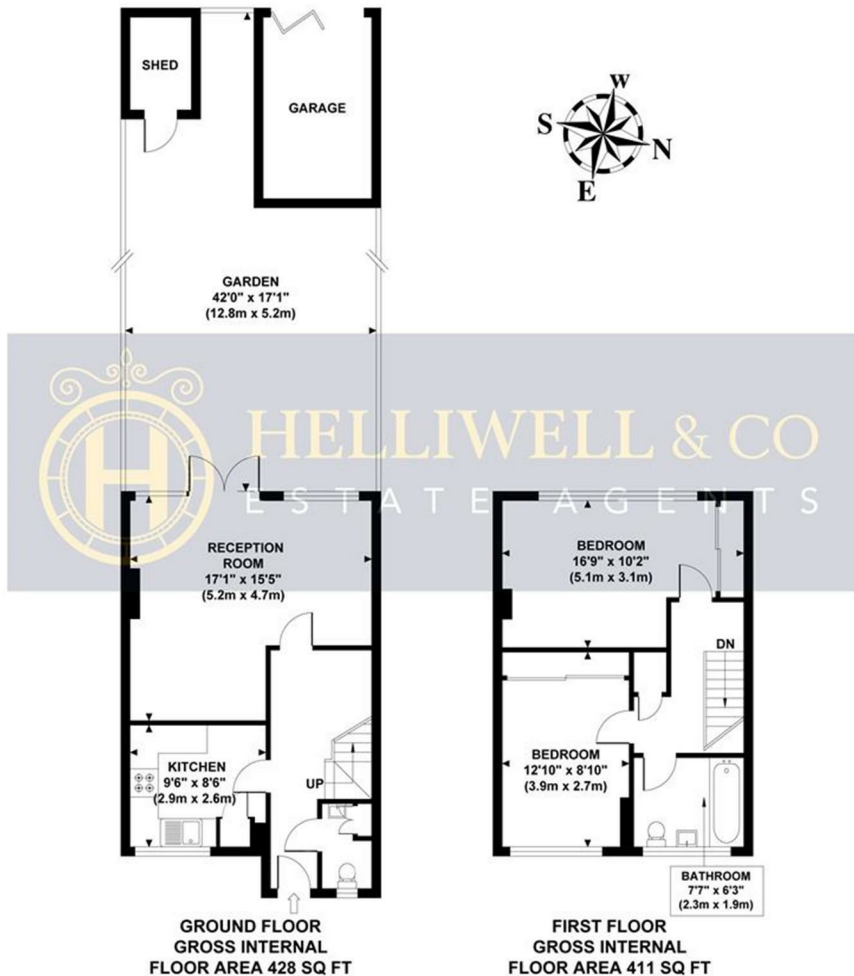


## BOSTON MANOR ROAD

Approximate Gross Internal Area

839 sq ft / 78.0 sq m

(Excluding Garage / Shed)



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