



Freehold / Semi-Detached House

## 309 Boston Road, Hanwell W7 2AT

**£1,100,000**

A rare opportunity to acquire this substantial 5 bedroom 1930s semi-detached family house with a valuable side extension, ample off street parking and a good sized garden, offering scope for further extending in this sought after location in the heart of Boston Manor. Attractively offered chain-free.

### FEATURES

1930's semi detached family house

3 Reception rooms

5 Bedrooms

2 Bathrooms

Ample off-street parking

Lovely rear garden

1,784 sq ft

Council Tax Band:

F - £2,404

Freehold

CHAIN FREE



Freehold / Semi-Detached House

309 Boston Road, Hanwell W7 2AT

£1,100,000

This substantial wide bay-fronted 1930s semi, rarely available to the market, offers spacious accommodation throughout and features a porch, wide hallway with original stained glass feature window, light and airy interconnecting reception rooms, fitted kitchen/breakfast room with granite worktops, an eat-in conservatory/family room leading onto a utility room and the garden.

Upstairs are 4 natural bedrooms and family sized modern bathroom, with a split level landing giving obvious potential for a loft conversion if required (subject to usual consents) A skillful side addition provides bedroom 5, with it's own shower-room, separate w.c. and a bright home office with vaulted ceiling and velux windows.

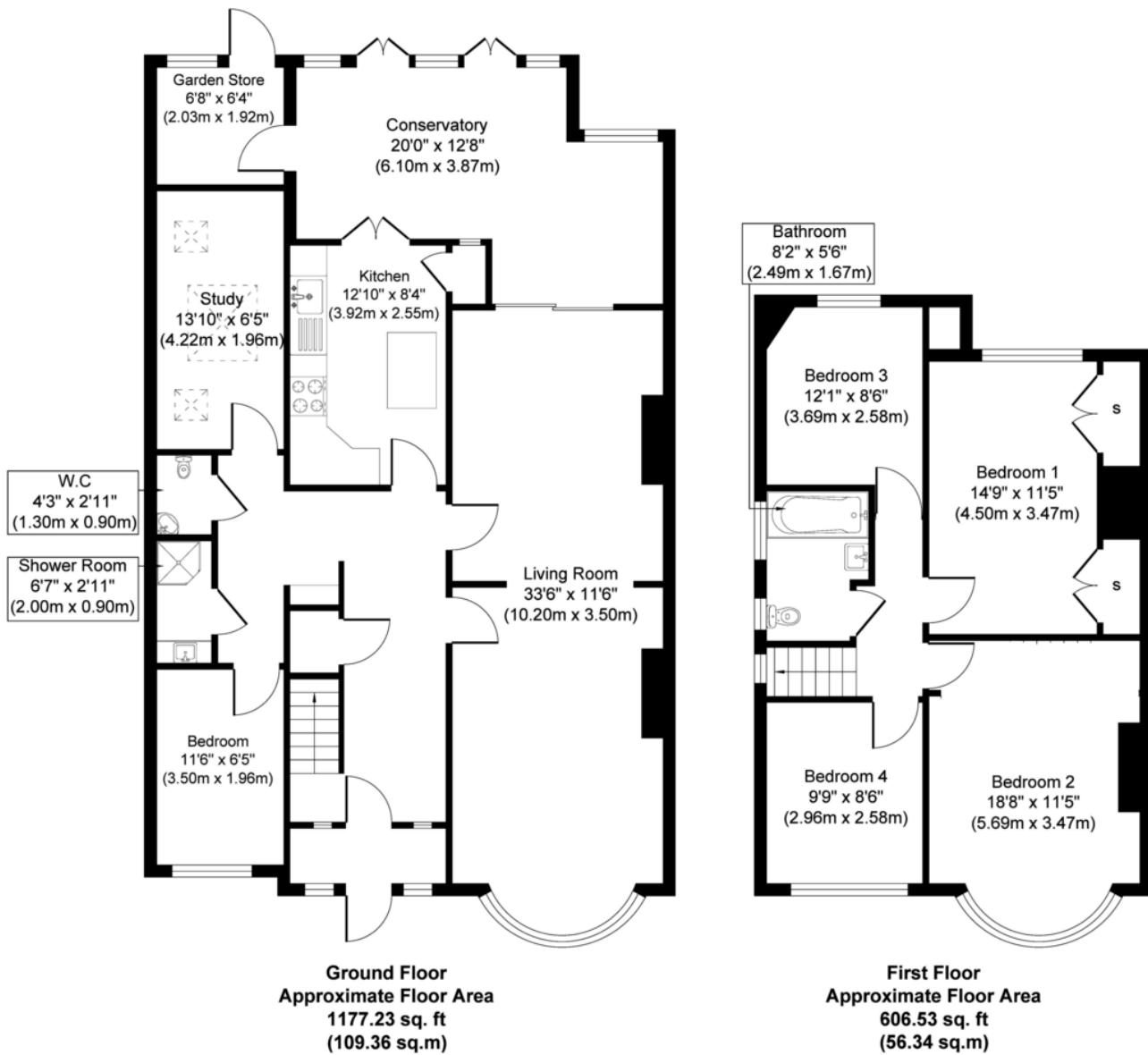
Outside boasts a good sized, mature rear garden and valuable, ample off street parking to the front.

Featuring gas fired central heating and full double glazing and well presented throughout. Attractively offered chain free.

Set back from the road in this convenient location in the heart of Boston Manor, a few minutes walk from Boston Manor Piccadilly line tube station (offering speedy access to Heathrow airport and The City) and adjacent local shops (including a Sainsburys Local,) restaurants and regular bus services into Ealing Town Centre are immediately available. The well regarded Elthorne High and Fielding Primary schools along with Northfields Avenue with it's various boutique shops and eateries are all easy reach as is Hanwell Mainline (with forthcoming Cross-rail) plus lovely green open spaces of Elthorne Park and also the Grand Union canal.



## 309 Boston Rd W7 2AT



### Energy Efficiency Rating

