

19 Greenford Avenue, Hanwell, London, W7 1LD

020 8567 3219



Freehold / Semi-Detached House

10 Billets Hart Close, W7 2PY

£699,950

A superbly presented three-bedroom, two-bathroom semi-detached modern home offering enviable canal-side views, a good-sized garden and two valuable parking spaces in the heart of Old Hanwell. Attractively offered CHAIN FREE.

FEATURES

Modern 3 bedroom semi detached house
1980s to 1990s
1 Reception
3 Bedrooms
2 Bathroom

990 sq ft
Council Tax Band:
E - £2,121
Freehold



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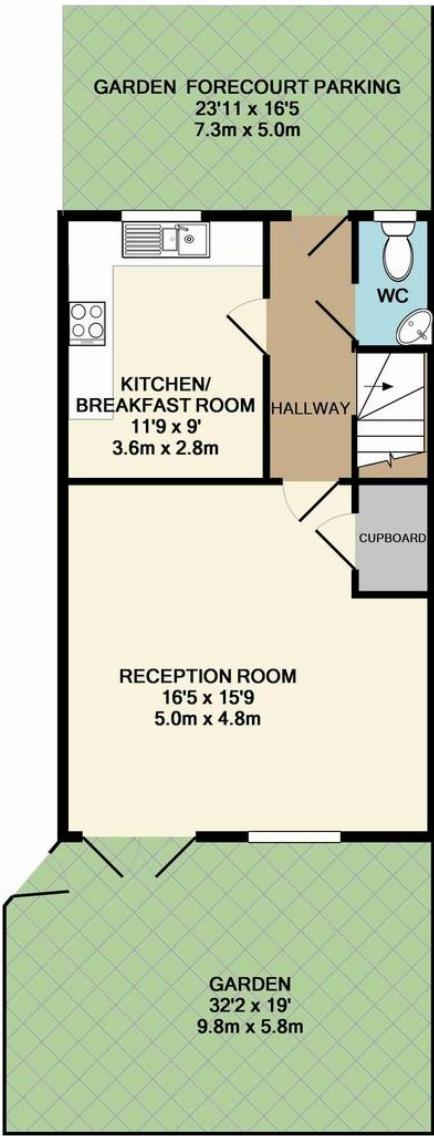
This modern yet traditionally styled, semi-detached property offers bright and spacious living space throughout. It features a wide hallway, an exceptionally spacious, light and airy, full width living room (with lounge and dining areas, built in storage and opening onto the garden), a well equipped fitted kitchen/breakfast room and useful ground floor cloakroom w/c. Upstairs are 3 bedrooms (the master with built in wardrobes, an en-suite shower room and enviable leafy views across the Grand Union canal, the 2nd double bedroom also with custom fitted wardrobes and garden outlook and the 3rd still a small double (an ideal child's bedroom or office). There is also a modern family size bathroom with natural light, additional storage/airing cupboard on the landing and excellent loft storage (with potential in our opinion, for conversion, subject to consents). Outside there is a good sized, low maintenance garden with secure side access, plus valuable driveway off-street parking for 2

Peacefully situated in this exclusive modern cul-de-sac development, just off St Margaret's Rd in the heart of ever fashionable 'Old Hanwell'. Literally moments from canal side walks, the popular Fox public house, the well regarded St.Marks primary school along with local shops, eateries, and regular bus services on Boston and Uxbridge Rd's, providing speedy access to Ealing

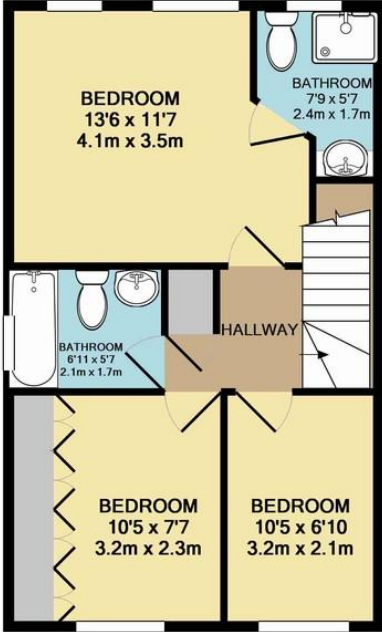


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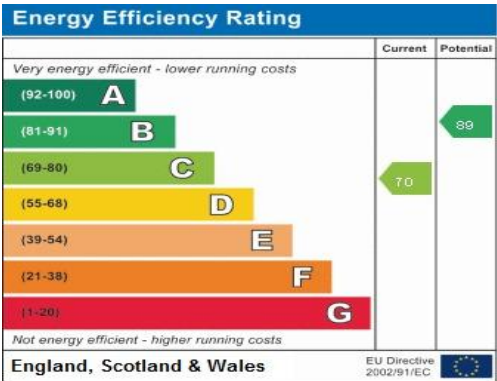
GROUND FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)

BILLET HART CLOSE LONDON W7 2PY
TOTAL APPROX. FLOOR AREA 903 SQ.FT. (83.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Address:
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