



35 Church Road, London. W7 3BD.

Literally just seconds walk from Hanwell Elizabeth Line station this deceptively spacious semi detached period home is being offered to the market with no onward chain. Currently arranged as to separate flats, the opportunity is there for some to take this back to an impressive family home it once was with generously proportioned rooms throughout and the unique benefit of off street parking provided by a detached garage to the rear leading onto Campbell Road.

The house as mentioned currently arranged as two flats with the ground floor having four rooms offering flexible accommodation, currently set up as receptions or bedrooms, a cellar, fitted kitchen and bathroom. Upstairs are two bedrooms another bathroom and a kitchen/diner with potential to expand further into the loft (subject to planning permission)

Outside is a good sized garden with an abundance of storage with large shed and the unique valuable addition of a detached garage with vehicle access from Campbell Road.

The property is situated in the heart of Hanwell, quite literally 'a stones throw' from Hanwell station provided access into central London, The City, Heathrow and beyond. . Also conveniently close by are a range of day to day shops, bars, restaurants and the wide-open green spaces of Brent Lodge (the 'Bunny Park') and Brent Valley parks, golf course etc.

Front Reception

16' 10" x 14' 2" (5.13m x 4.32m) Front aspect double bay window

Second Reception

13' 3" x 11' 11" (4.04m x 3.63m)

Cellar

Dining Room

14' 5" x 10' 0" (4.39m x 3.05m) Rear aspect french doors onto garden, opens onto

Kitchen

11' 1" x 10' 8" (3.38m x 3.25m) Range of eye and base level units, plumbing and space for washing machine, dishwasher, gas cooker with extractor hood over

Bathroom

Rear aspect double glazed frosted window, panel enclosed bath, low level WC, pedestal wash hand basin

Bedroom 4

9' 1" x 8' 10" (2.77m x 2.69m) Dual aspect double glazed windows

Bedroom

16' 11" x 12' 1" (5.16m x 3.68m) Two Front aspect double glazed windows

Bedroom

11' 11" x 10' 7" (3.63m x 3.23m) Rear aspect double glazed window

Shower Room

SHower cubicle, pedestal wash hand basin, low level WC

Bedroom / Second Kitchen

12' 8" x 9' 11" (3.86m x 3.02m) Rear aspect double glazed window, fitted kitchen

Garden

Mainly paved with mature trees and shrubs leading to large shed and garage

Garage

18' 4" x 10' 4" (5.59m x 3.15m)

