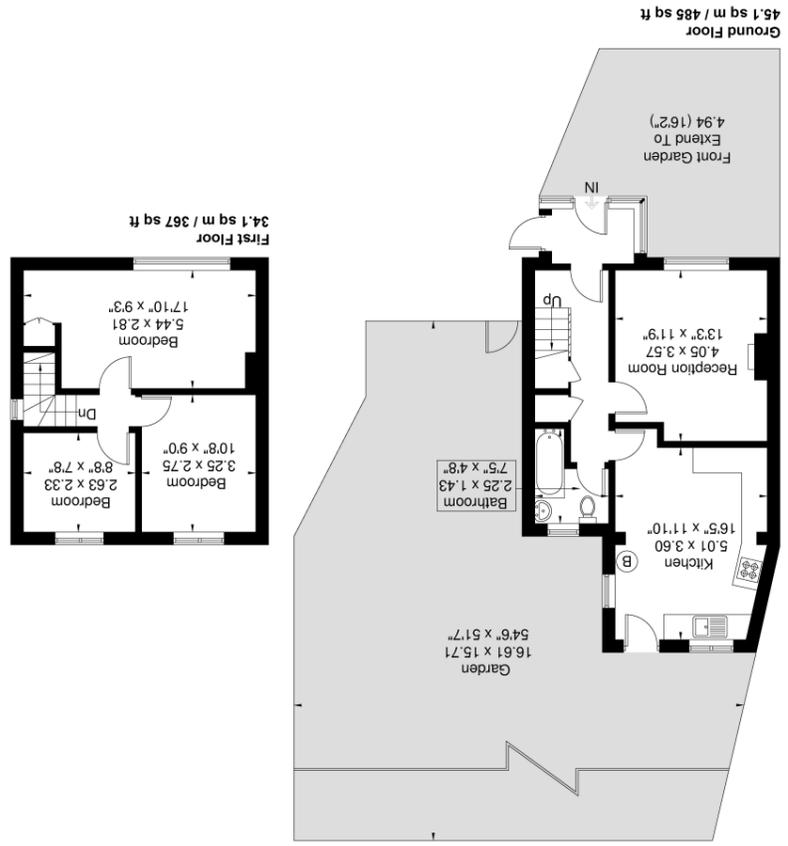


Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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Hillyard Road
 Approximate Gross Internal Area = 79.2 sq m / 852 sq ft



63 Hillyard Road, London. W7 1BJ.

£599,950



Offered to the market with no chain is this EXTENDED three bedroom end of terrace home. The house is in need of updating but still hosts a list of benefits including gas central heating, double glazed windows and due to being situated on a corner plot a rare, huge larger than average private rear garden. Offering potential scope to greatly extend (subject to usual planning permissions)

The house is situated a short walk of local shops and multiple bus routes into Ealing Broadway, as well Hanwell Station for direct access in London and out with the new Elizabeth Line. Other benefits include gas central heating, good sized double bedrooms, and a good sized private rear garden. Anyone interested should contact ourselves the sole agents.

Reception Room

13' 3" x 11' 9" (4.04m x 3.58m) Front aspect double glazed window, radiator, laminate floor

Extended Kitchen / Diner

16' 5" x 11' 10" (5.00m x 3.61m) Rear aspect double glazed window and door to garden, range of eye and base level units with gas hob with oven under and extractor hood over, single drainer sink, plumbing and psace for washing machine and dishwasher, spot lights, tiled floor, radiator

Bathroom

Rear aspect double glazed window, panel enclosed bath with shower, pedestal wash hand basin, low level WC, tiled walls and floor, radiator

Bedroom 1

17' 10" x 9' 3" (5.44m x 2.82m) Front aspect double glazed window, radiator, fitted cupboard

Bedroom 2

10' 8" x 9' 0" (3.25m x 2.74m) Rear aspect double glazed window, radiator

Bedroom 3

8' 8" x 7' 8" (2.64m x 2.34m) Rear aspect double glazed window, radiator

