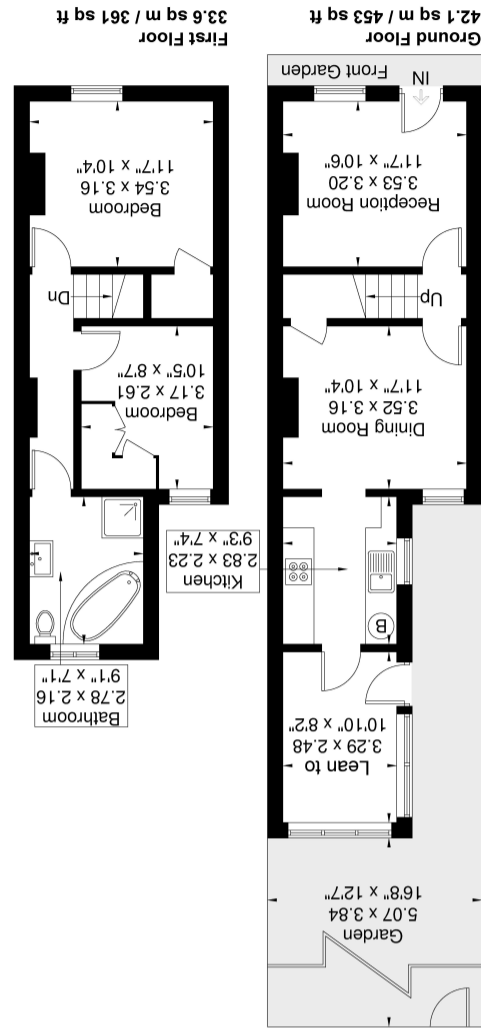


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Current	69
Potential	88

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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St Andrews Road  
 Approximate Gross Internal Area = 75.7 sq m / 815 sq ft



28 St Andrews Road, Hanwell, London. W7 2NX.

£550,000

This charming Victorian terraced house, set in the heart of picturesque Olde Hanwell, offers the perfect blend of period character and modern family living. Tucked away in a quiet, private no-through road, the property enjoys a peaceful setting while remaining incredibly well-connected and convenient for everyday life.

Spanning approximately 815 sq ft, the well-presented home features bright, versatile accommodation that is ideal for growing families or those seeking flexible space. On the ground floor, the welcoming reception room (3.53m x 3.20m) boasts high ceilings and a cosy feel, while the separate dining room (3.52m x 3.16m) provides a natural space for family meals or entertaining. The kitchen (2.83m x 2.23m) is fitted with cream cabinetry, wooden worktops, a Belfast sink, and modern appliances, making it both practical and charming. A useful storage area and access to the rear complete the ground floor.

Upstairs, the first floor offers two good-sized bedrooms and a luxurious bathroom. The larger bedroom (3.54m x 3.16m) is currently configured as a bright, playful children's room with bunk beds, built-in storage, and a fun wall-mounted gym – perfect for little ones. The second bedroom (3.17m x 2.61m) works beautifully as a home office or guest room, complete with a desk and storage. The bathroom is a real standout: fully tiled in crisp white with a generous corner bath, separate shower enclosure, and contemporary fittings – a true spa-like space. Outside, the private rear garden is a delightful sun-trapped haven with a paved patio area, ideal for alfresco dining or simply relaxing. A useful outbuilding provides extra storage or potential for a home workshop, while gated rear access adds convenience.

St Andrews Road sits in the highly sought-after Olde Hanwell enclave, famous for its leafy, historic streets and beautiful riverside and canal walks. You are moments from excellent local shops, cafés, and an Express supermarket, with Hanwell Broadway just a short stroll away for everyday needs. Transport links are superb: Hanwell Elizabeth Line station is within easy walking distance, offering fast, direct services to Paddington (approx. 15 minutes), Bond Street, Liverpool Street, Canary Wharf, and beyond, as well as quick access to Heathrow Airport and Reading. Boston Manor Piccadilly Line station is also nearby for additional options. Families will love the outstanding local schools, including the highly regarded St Mark's Primary School (rated Good by Ofsted), just a short walk away, along with other excellent options in the area.

Offered chain-free and ready to move into, this delightful home is perfect for those seeking character, convenience, and a genuine community feel in one of West London's most charming pockets. To arrange a viewing or for further details, please contact us today – early viewings are highly recommended.

### Lounge

11' 7" x 10' 6" (3.53m x 3.20m)

### Dining Room

11' 7" x 10' 4" (3.53m x 3.15m)

### Kitchen

9' 3" x 7' 4" (2.82m x 2.24m)

### Lean-to

10' 10" x 8' 2" (3.30m x 2.49m)

### Bedroom 1

11' 7" x 10' 4" (3.53m x 3.15m)

### Bedroom 2

10' 5" x 8' 7" (3.17m x 2.62m)

### Bathroom

9' 1" x 7' 1" (2.77m x 2.16m)

### Garden

