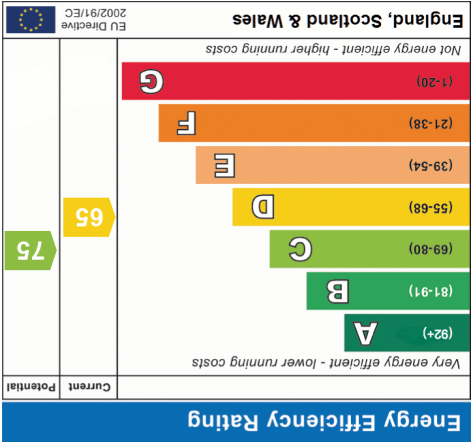
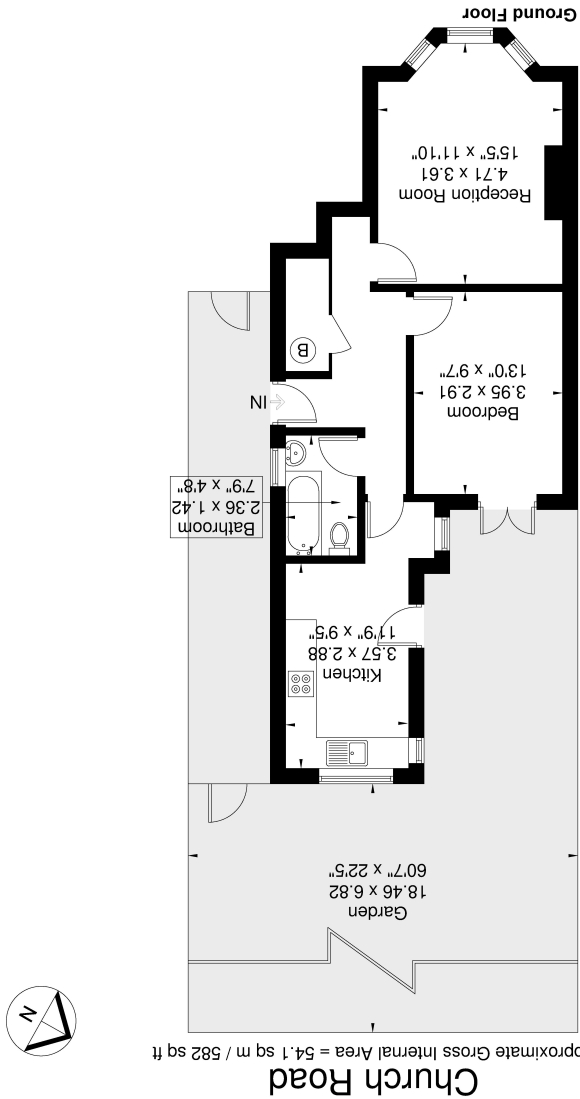




Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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8a Church Road, Hanwell, London. W7 1DH.

£275,000

This charming ground floor maisonette at Church Road offers an excellent opportunity for buyers seeking a property with immense potential in a convenient West London location. Accessed via its own private entrance, the home provides a sense of independence and privacy within a classic Victorian terraced building.

The property benefits from allocated parking and a truly huge private garden extending approximately 18.46m x 6.82m (60'7" x 22'5"), a standout feature that offers endless possibilities for landscaping, outdoor entertaining, or even extension (subject to planning). Internally, the spacious reception room (4.71m x 3.61m / 15'5" x 11'10") features a beautiful bay window, high ceilings with period coving, and an original fireplace, creating a bright and characterful living space ready for personalisation. The kitchen (3.57m x 2.88m / 11'9" x 9'5") is well-equipped with light wood cabinetry, black granite-style worktops, integrated appliances including a gas cooker, washing machine, and ample storage, while opening views over the garden. A good-sized double bedroom (3.95m x 2.91m / 13'0" x 9'7") and a functional bathroom with bath, shower, and pedestal basin complete the accommodation. With a gross internal area of approximately 54.1 sq m / 582 sq ft, this ground floor maisonette is ideally situated for commuters and local amenities alike.

It lies moments from the excellent shops, cafés, and facilities of Hanwell and West Ealing, with fantastic transport links including Hanwell Elizabeth Line station for fast connections to central London including Paddington, Tottenham Court Road the City and beyond, plus multiple bus routes right on the doorstep. Offered with no onward chain and boasting loads of potential to update and add value, 8A Church Road represents a superb first-time buyer or investment opportunity in a highly desirable area.

Lounge (Reception)

15' 5" x 11' 10" (4.70m x 3.61m)

Bathroom

7' 9" x 4' 8" (2.36m x 1.42m)

Bedroom

13' 0" x 9' 7" (3.96m x 2.92m)

Kitchen

11' 9" x 9' 5" (3.58m x 2.87m)

Garden

60' 7" (18.47m)

