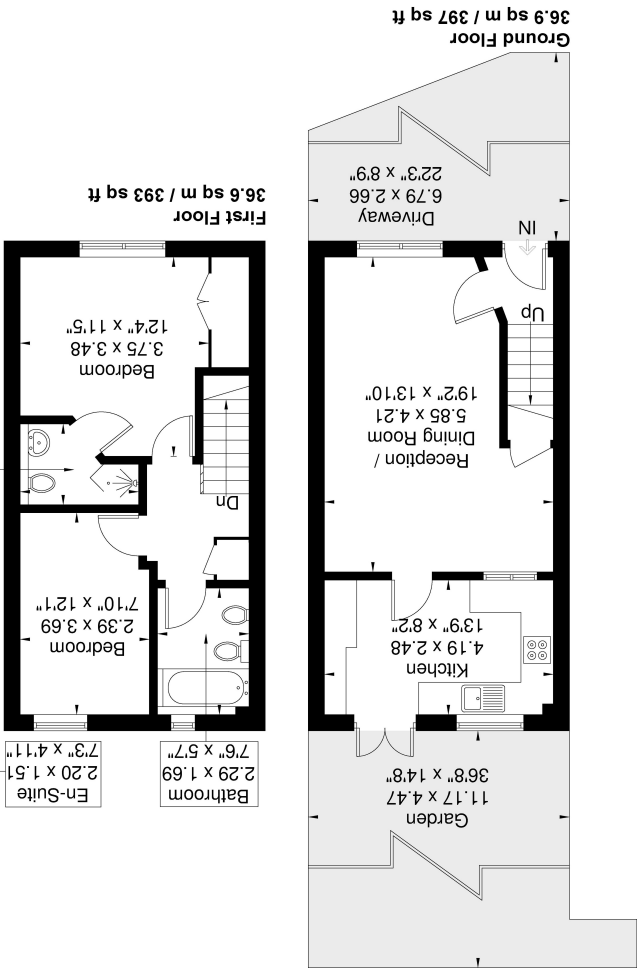


Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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Billets Hart Close
Approximate Gross Internal Area = 73.5 sq m / 790 sq ft



20 Billets Hart Close, London. W7 2PY.

£615,000

Tucked away in one of Olde Hanwell's most sought-after and tightly held pockets, this charming two-bedroom mid-terrace house sits on a quiet, secluded close — the kind of location that rarely comes to market and, when it does, never stays there long. With desirable views onto the Grand Union Canal, the property enjoys the best of two worlds with total tranquillity on your doorstep, with London at your fingertips.

From the moment you arrive, the sense of peace is palpable. Billets Hart Close is a no-through spot in the heart of the highly desirable Olde Hanwell conservation area, where period charm, mature greenery and a genuine village feel combine. Residents here are fiercely proud of their neighbourhood — and it shows.

Inside, the accommodation is beautifully light throughout. The standout feature is the superb 19'2" x 13'10" reception/dining room, a wonderfully versatile space. The kitchen offers ample room for cooking and with a little imagination, scope to open up and create a stunning kitchen/diner overlooking the garden. Upstairs are two genuinely generous double bedrooms — the principal a substantial 12'4" x 11'5" with its own ensuite shower room — plus a further well-appointed family bathroom.

Outside, a private driveway provides off-street parking (a coveted bonus in this area), while the rear garden offers a peaceful, south-west-facing escape. Step through and you're moments from the canal towpath — perfect for those Sunday morning walks, runs, or leisurely strolls to one of the canal-side pubs for a spot of lunch.

Location, quite simply unbeatable. Hanwell's Elizabeth Line station is within easy reach, whisking you to Paddington in around 12 minutes, with direct services through Bond Street, Tottenham Court Road, Farringdon and Liverpool Street to Canary Wharf and Abbey Wood. Eastbound or westbound, you can also head out to Heathrow or Reading without changing. For Piccadilly line commuters, Boston Manor Underground station is also close by, offering direct services into Central London via Hammersmith, and out towards Heathrow. Add in Hanwell's much-loved local shops, the historic Wharnccliffe Viaduct, and open spaces including Brent Lodge Park and Churchfields Recreation Ground, and you have a location that punches well above its weight.

Hugely popular with families and commuters alike, homes on this close are snapped up with remarkable speed. Early internal viewing is strongly advised to avoid disappointment.

Reception/Dining room

4.21m x 5.85m (13' 10" x 19' 2")

Kitchen

4.19m x 2.48m (13' 9" x 8' 2")

Bedroom

3.75m x 3.48m (12' 4" x 11' 5")

Ensuite

2.2m x 1.51m (7' 3" x 4' 9" 5")

Bedroom

2.39m x 3.39m (7' 10" x 11' 1")

Bathroom

1.69m x 2.29m (5' 7" x 7' 6") .69m x 2.29m (2' 3" x 7' 6")

