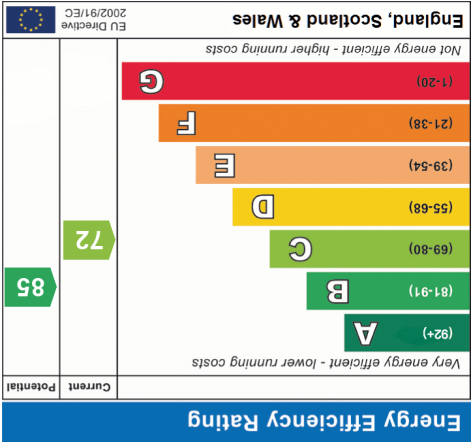




Rarely available and proudly offered chain free, this delightful three bedroom 'suntrap style' semi-detached family home on Harp Road comes to the market for the first time in a generation, having been in the same family ownership since new. Set in the heart of the ever popular Cuckoo Conservation Area, the property occupies a generous plot with a driveway providing off-street parking and, unusually for the area, an exceptionally long rear garden measuring well over 100 feet in depth, a wonderful blank canvas for keen gardeners, growing families, or those with ambitions to extend (subject to the usual consents).

Arranged over approximately 1,175 square feet of well-proportioned accommodation, the ground floor offers a welcoming entrance hall with stairs to the first floor, a bright and airy reception/dining room and French doors opening to the garden with a period-style fireplace, and a kitchen that could hold a breakfast table. Upstairs are three good-sized bedrooms, the largest measuring around 14'6" x 10'8" , together with a family bathroom with separate low-level WC. The house has been beautifully presented throughout in a fresh, neutral palette with stripped white floorboards, yet retains an abundance of period character, and offers exciting scope to modernise, extend and truly make it your own.

The location speaks for itself. Harp Road sits within the sought-after Cuckoo Estate, a quiet, leafy and well-regarded residential enclave beloved by families, and is well served by local shops and amenities along Greenford Avenue. Frequent bus services run directly into Ealing Broadway, while Hanwell station part of the Elizabeth Line is close by, offering swift, direct services into Central London (Bond Street in around 20 minutes), Reading and Heathrow, making this an ideal home for commuters. Hanwell itself has a strong community feel with excellent schools, the beautiful Grand Union Canal towpath for walks, and open green spaces such as Elthorne Park on

Reception

21' 2" x 14' 3" (6.45m x 4.34m)

Kitchen

14' 10" x 7' 11" (4.52m x 2.41m)

Bedroom 1

14' 6" x 10' 8" (4.42m x 3.25m)

Bedroom 2

11' 1" x 10' 2" (3.38m x 3.10m)

Bedroom 3

10' 4" x 8' 2" (3.15m x 2.49m)

Bathroom

7' 11" x 7' 5" (2.41m x 2.26m)

