



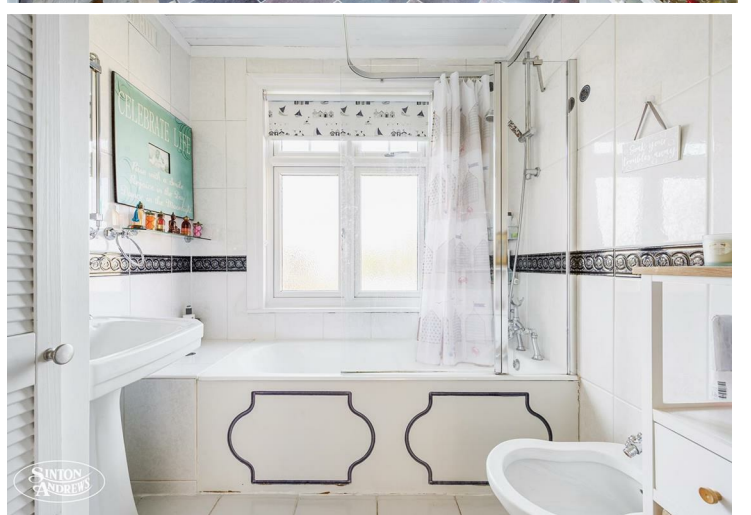
**Freehold / House - Semi-Detached**

**32, Croft Gardens**  
**£1,075,000**

A rare opportunity to acquire this 4/5 bedroom 1930's family house, occupying a wide corner plot, offering much scope for extension or development, in this popular residential road in this peaceful yet convenient, Hanwell 'mid-town' location.

- 4 bedroom 1930's semi-detached family home
- Wide corner plot with development potential
- Spacious through reception rooms
- Further reception/bedroom 5
- Fitted kitchen and utility room
- Family bathroom/separate wc.
- CCH&D/Glazing
- Landscaped rear garden and wide side plot
- Excellent potential for extension
- Ample off street parking







**Freehold / House - Semi-Detached**

## Croft Gardens, W7 2JQ

£1,075,000

Occupying a bold corner plot, this wide bay-fronted 1930's semi-detached family house, offers exceptionally spacious accommodation throughout. It features a wide hallway with solid wood flooring, light and airy interconnecting reception rooms, (with living and dining areas and double glazed doors to the garden) fitted kitchen, utility room, cloakroom wc. and a versatile further reception room or additional bedroom. Upstairs are 4 bedrooms (the doubles both with fitted wardrobes) family-sized bathroom and separate wc. Outside is a good sized landscaped garden with a large side garden plot offering in our opinion, much potential for either extension (2 storey or a separate annex) or perhaps for development (subject to the usual consents). There is also off street parking to the front (for up to 3 cars if required). Well presented throughout, with GCH and full double glazing, offering further potential, to extend into the large loft space as well as to the side and rear, this is a most comfortable sized home, ideal for the growing family.

Conveniently and peacefully situated, in this wide tree lined residential road, within easy walking distance of shops and bus services along both Boston Rd and Uxbridge Rd West Ealing, the latter for the excellent Elizabeth Line and with Boston Manor Piccadilly Line station, also close at hand. Also within easy reach of ever popular Northfields Avenue, with its various shops and restaurants. The area is also served by well regarded Oaklands primary (a few minutes walk) and Elthorne secondary schools, the pleasant green open spaces of Elthorne Park and the Grosvenor gastro-pub, is just around the corner.

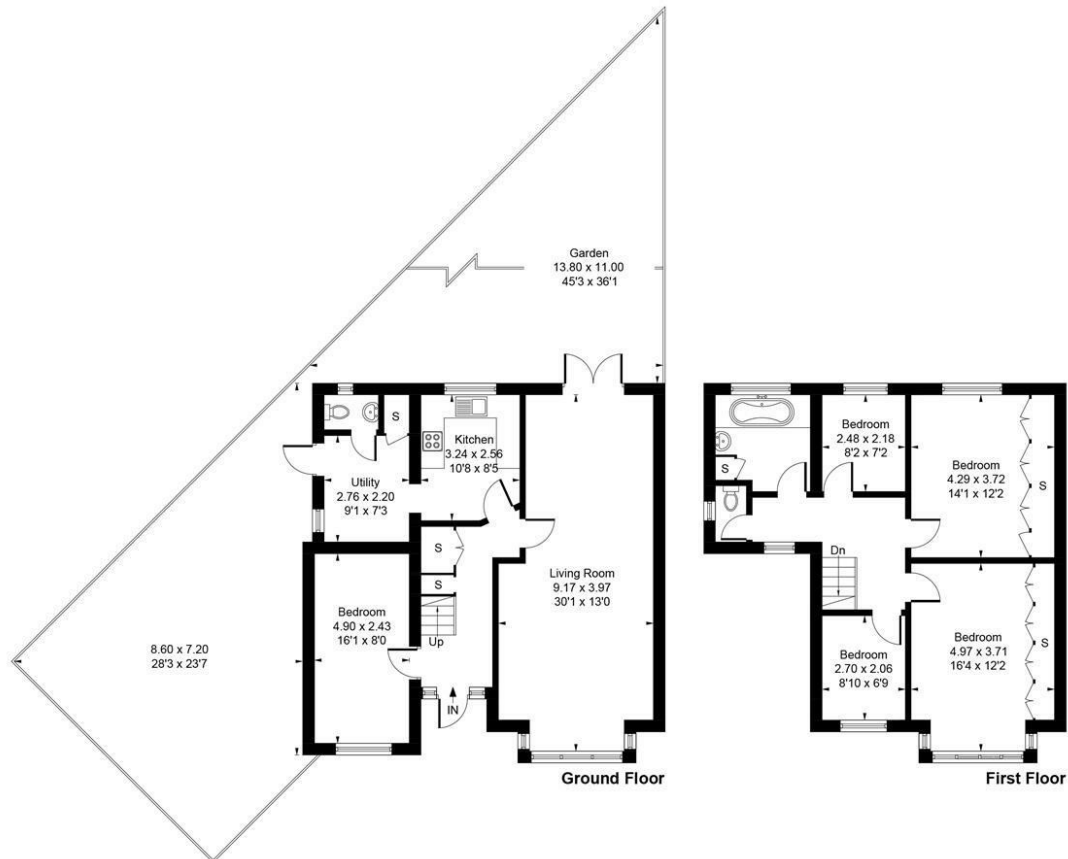


19 Greenford Avenue, Hanwell, London, W7 1LD  
020 8567 3219



## 32 Croft Gardens, W7 2JQ

Approximate Gross Internal Area  
137.42 sq m / 1479 sq ft



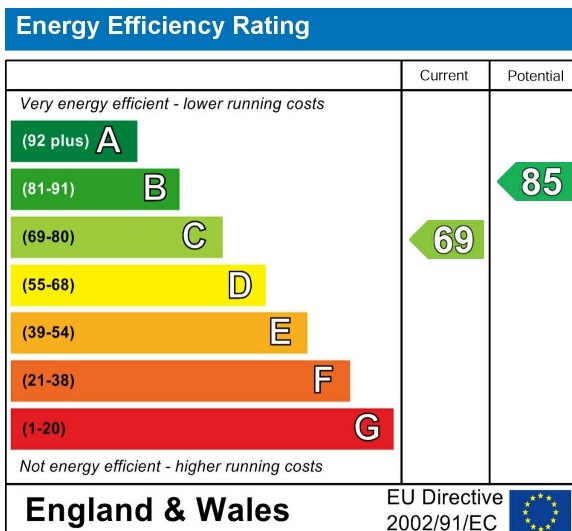
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.