



Freehold / House - Semi-Detached

**12, Harp Road
£725,000**

An exceptionally spacious and well presented, 3/4 bedroom family house with a wonderful sized garden and with valuable off street parking for 3 cars, in this desirable tree lined avenue, offering much scope for further extension and attractively offered chain free.

- Spacious 1930's semi-detached house
- Wide hallway
- Large through lounge
- Versatile reception room/bedroom 4
- Fitted kitchen
- Ground floor wet-room
- First floor family-sized bathroom
- 3 good sized bedrooms
- Off road parking with car charge point
- Exceptionally large rear garden



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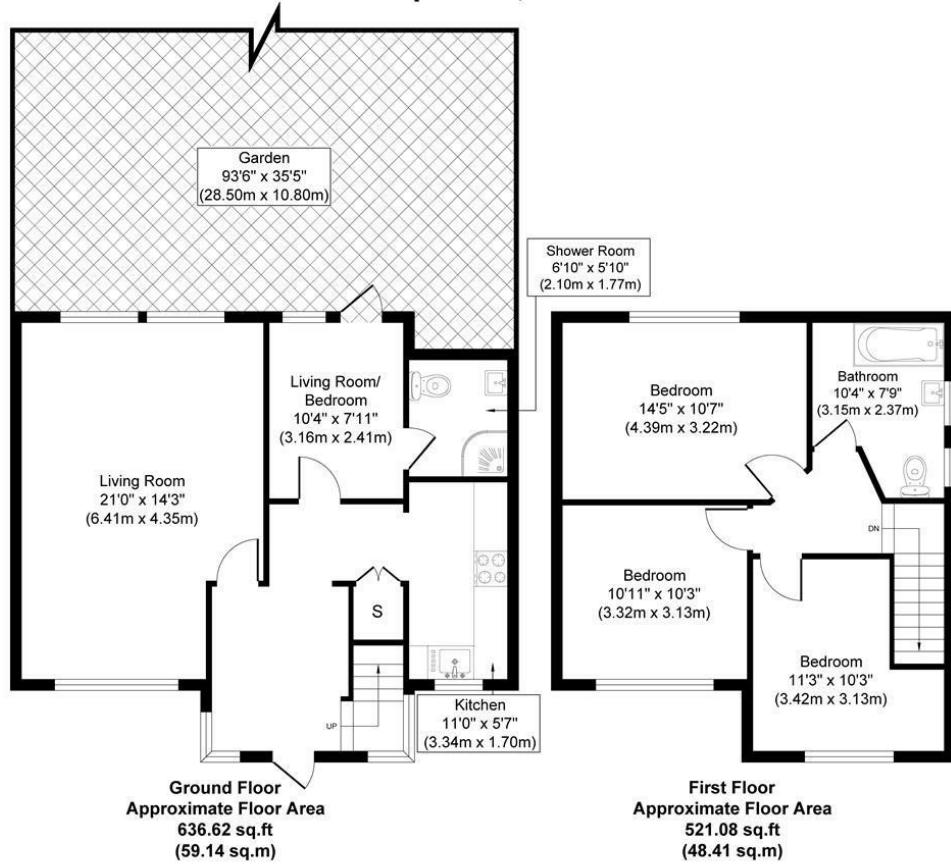
A wide 1930's semi-detached 'sun-trap style' family house, offering spacious accommodation throughout, including super wide hallway, a light and airy through living room with living and dining areas, side extended to provide smart fitted kitchen, a further reception/breakfast room with an adjoining shower-room (or ideal bedroom 4 with en-suite). Upstairs are 3 good sized bedrooms - the master with range of fitted wardrobes) and a modern family sized bathroom.

Outside there is a vast 'park-like' mature rear garden (with plenty of room for a large garden office/summerhouse at the rear) and valuable off road parking to the front for at least 3 cars, with the valuable benefit of an electric car charging point. Well maintained and decorated throughout, complimented by wood floors and neutral fitted carpets, featuring gas central heating and full double glazing. Offering excellent potential for further extension - both a loft conversion (the high pitched roofline could provide 2 further bedrooms and a bathroom) and a full width rear extension (possibly 2 storey in our opinion all subject to p.p.) Also attractively offered with no onward chain.

Situated in this sought after, tree lined avenue, within a few minutes Walk of Greenford Avenue, with regular bus services into Ealing town centre, various local shops and restaurants and within easy reach of Castlebar station - offering easy access to Ealing Broadway and its multiple rail links and within reach of Hanwell Elizabeth Line station for speedy access into The City and Heathrow. The area is also served by well regarded local schools including Mayfield, Hobbayne and (moments from) the Lycée français Malraux Primary, plus both Brentside Academy and Drayton Manor secondary schools. Gurnell Leisure Centre, and many green open spaces including the lovely Perivale and Brent Lodge (Bunny) Parks and golf courses are all close at hand. Central London and the West, are also easily accessible by road, via the A40/M40.



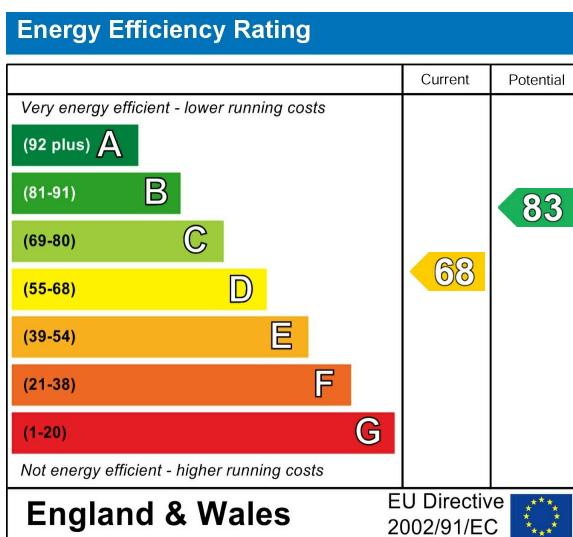
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Council Tax Band

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Energy Performance Graph



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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.