



Freehold / House - End Terrace

93, Grosvenor Road
£575,000

A spacious 2 bedroom end of terrace Victorian period home, with an excellent sized garden, in this sought after location on the Hanwell/West Ealing borders, within easy reach of the Elizabeth Line.

- Victorian period end terraced house
- 2 bedrooms
- 2 reception rooms
- Kitchen
- Ground floor wc.
- Conservatory/utility room
- Upstairs bathroom
- GCH&D/G
- Large garden with valuable side access
- Potential for extension



Freehold / House - End Terrace

Grosvenor Road, W7 1HR

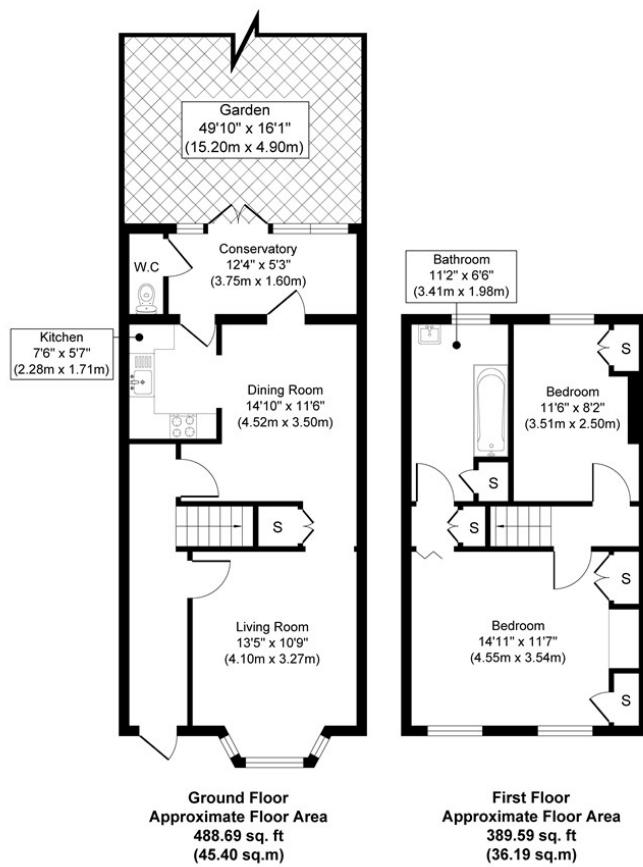
£575,000

This end terraced, bay fronted, late Victorian 'Artisans house' offers deceptively spacious accommodation, including hallway, interconnecting lounge and dining rooms, fitted kitchen, lean-to conservatory/utility room, ground floor cloakroom WC, large first floor bathroom and 2 good sized bedrooms - the master with built in wardrobes. Outside there is a large, mainly paved rear garden with valuable side access. In the same ownership for many years, the property would now benefit from some modernisation and re-modelling but boasts full double glazing (including some UPVC sash windows to the rear and a composite front door), along with gas central heating. Offering much potential for extension, both into the loft and to the rear (subject to usual p.p.), the property is offered with no onward chain.

Conveniently situated off the Uxbridge Road, within just a few minutes' walk of West Ealing Broadway with a good range of local shops, restaurants and regular bus services immediately available into Ealing Town Centre and Ealing Broadway Station, offering a multitude of travel connections (Central / District / Elizabeth Line). West Ealing Main Line Station, for the newly operational Elizabeth Line, is also within easy walking distance providing speedy access to the City. Popular Northfields Avenue, with its village feel shops and eateries, plus underground station (Piccadilly Line) is also close at hand. The area is also served by well regarded primary (Oaklands) and secondary (Elthorne) schools and the locals' favourite the Grosvenor gastro-pub, is just along the road.



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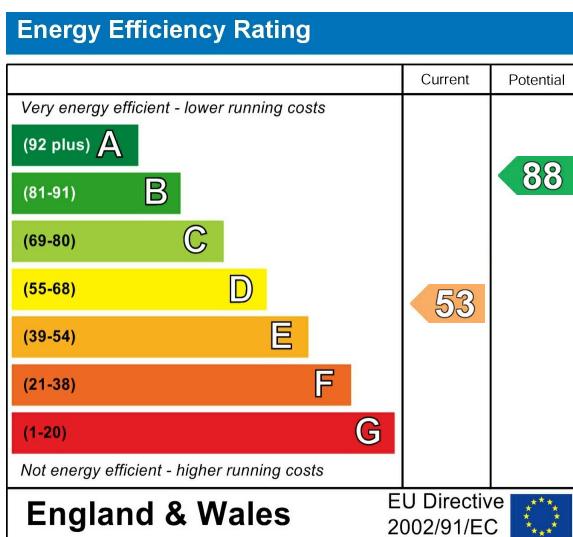
Approximate Gross Internal Floor Area 878.28 sq. ft / 81.59 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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Council Tax Band

D

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.