



**Freehold / House - Detached**

**The Fairway, Church Road**

**£1,650,000**

An exclusive opportunity to acquire this unique and exceptionally spacious, 5 bedroom, 5 reception room, detached family home, with a beautiful west facing garden, in an idyllic woodland setting and backdrop with a detached garage and ample, gated off road parking in this most sought after location.

- Unique, detached 3 storey family home
- 5 bedrooms
- 5 reception rooms
- 3 bathrooms
- Idyllic woodland setting
- Gated off road parking
- Detached garage
- Landscaped, west facing garden
- Roof terraces and balcony



**Freehold / House - Detached**

# Church Road, W7 3XP

**£1,650,000**

This unique detached house offers exceptionally spacious and versatile accommodation arranged over 3 floors ideal for the growing family and including wide hallway and landing, 5 bedrooms, 5 reception rooms, plus a family size fitted kitchen, 2 bathrooms and a ground floor cloakroom, plus a large loft space for excellent storage. There are roof terraces to enjoy the tranquil, westerly aspect and a well kept and well stocked, completely secluded landscaped garden with an idyllic woodland backdrop and leafy treetop views across the 'well of Hanwell' and towards the golf course Fairway from the upper floors. Well maintained and presented throughout, with tiled, wooden and carpeted floors, GCH and full double glazing. To the front there is ample, gated off road parking and a detached garage. For only the 2nd time to the market, since it's build in the 1980's, this stunning home must be viewed to be truly appreciated.

Peacefully situated, tucked away in this exclusive and enviable location, accessed via a private road, off Church Rd - one of Hanwell's premier residential roads, moments from the wonderful green open spaces of Churchfields and Brent Lodge (Bunny) park and golf course. Hanwell Station for the excellent Elizabeth Line is within a few minutes walk for speedy access to The City and Heathrow. Greenford Avenue is also within easy reach with various day to day shops, eateries and regular bus services to Ealing Broadway with multiple transport links and the area is also served by a good range of well regarded, local schools (including St. Josephs R.C. and Hobbayne primary and Drayton Manor secondary), all close at hand.

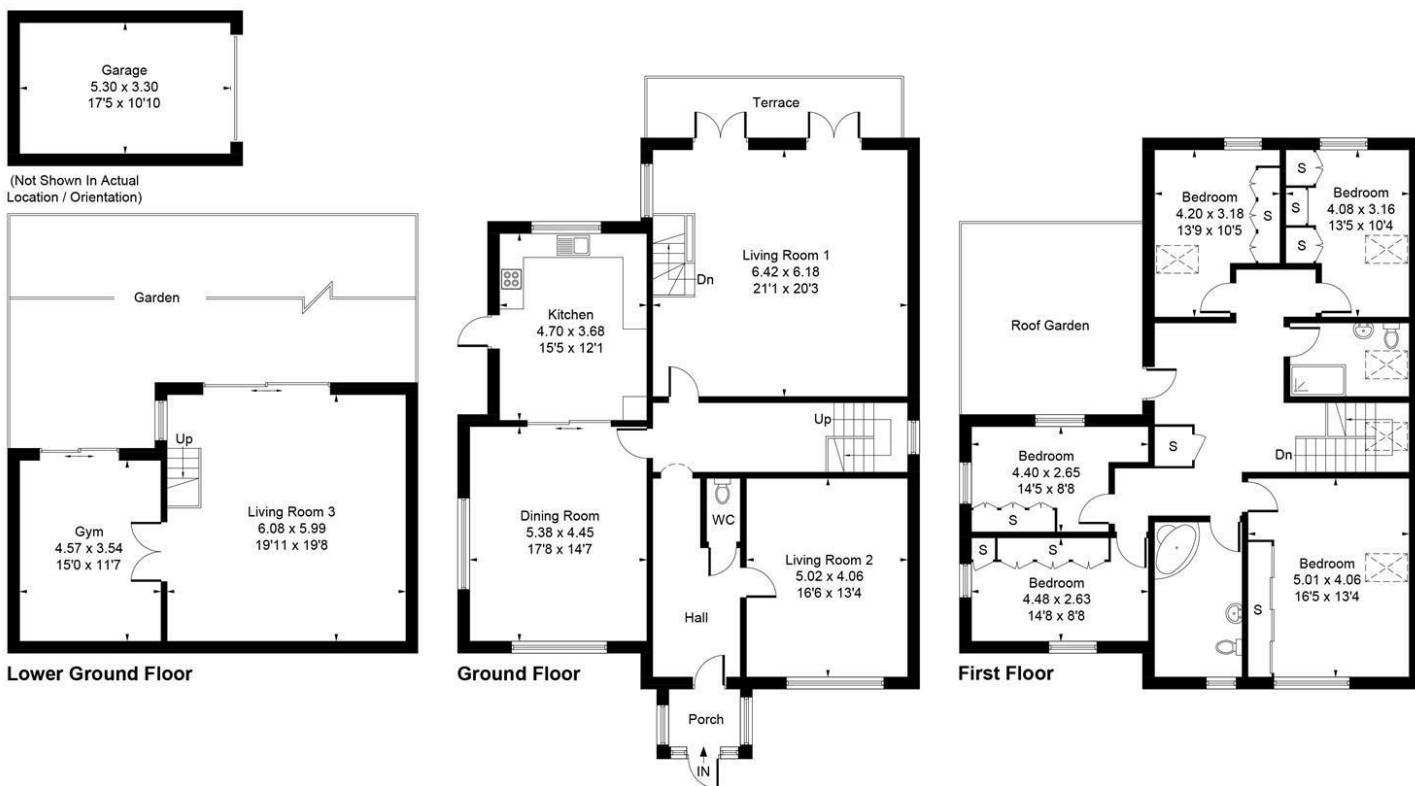


## Woodview House, The Fairway, Church Road, W7

Approximate Gross Internal Area = 297.24 sq m / 3200 sq ft

Garage = 17.76 sq m / 191 sq ft

Total = 315.00 sq m / 3391 sq ft



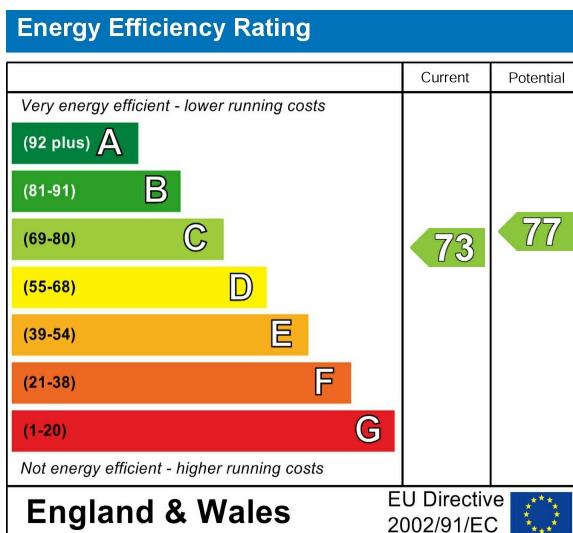
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

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### Council Tax Band

**G**

### 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.