



**Freehold / House - Semi-Detached**

**44, St. Dunstans Road**

**£735,000**

A spacious three bedroom Victorian semi detached house, with a wonderful garden, offering valuable potential for extension, well located in the heart of sought after Old Hanwell. Attractively offered chain free.

- Wide 3 Bedroom Semi-detached Victorian (1880) home
- Two Reception Rooms
- Fitted kitchen
- Conservatory
- Upstairs modern shower-room
- D/Glazing & GCH
- Wood floors and fitted carpets
- Wonderful garden & side access
- Huge potential To Extend
- Chain Free



**Freehold / House - Semi-Detached**

# St. Dunstans Road, W7 2HB

## £735,000

A rare opportunity to purchase an attractive, brick fronted Victorian semi detached home, offering spacious accommodation, including two reception rooms, fitted kitchen and a conservatory with a cloakroom/wc. 3 good sized bedrooms with fitted wardrobes, a modern shower room and separate WC. Well presented throughout in a smart neutral decor with wood floors and neutral fitted carpets, with gas central heating and double glazing. The property offers the opportunity for some improvement and much potential for extension (both to the rear and into the loft, subject the usual consents). Outside boasts an excellent sized, well stocked mature rear garden, enjoying a sunny, unoverlooked aspect, with gated side access and ample space for garden office/studio to the rear. Attractively offered with no onward chain.

Well located on a popular residential road, just off Boston Road in the heart of Old Hanwell. Within a few minutes of canal side walks, green open spaces including St Georges (Sandy) Park, good local pubs, shops and restaurants all close at hand.

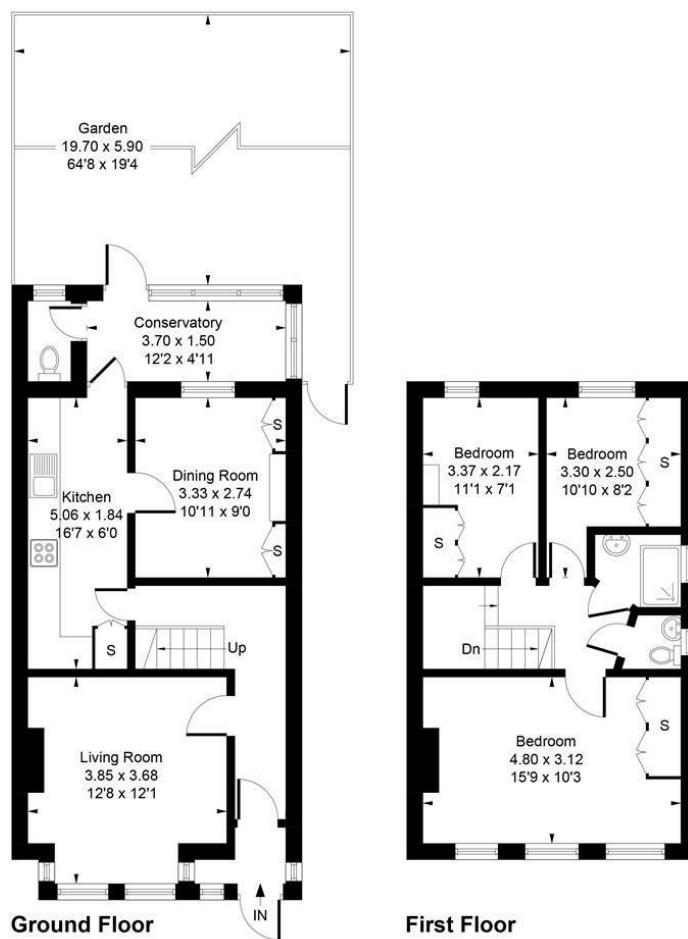
Hanwell Elizabeth Line and Boston Manor Piccadilly Line

stations are both within easy reach. Various regular bus services are available on Boston Road and Hanwell Broadway. The area is also within catchment for well regarded schools.



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Approximate Gross Internal Area  
91.88 sq m / 989 sq ft

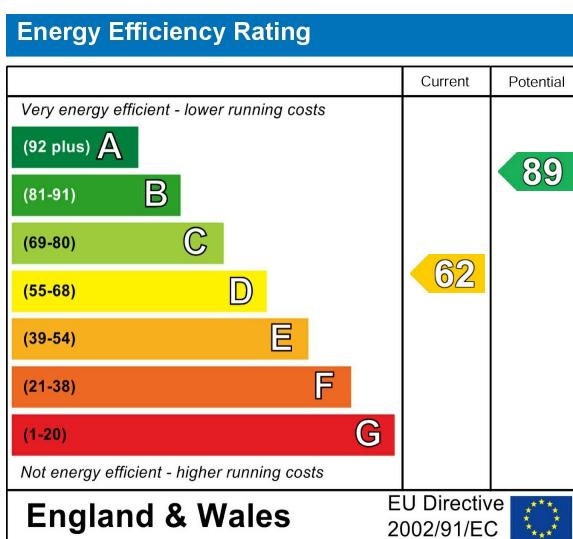


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used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

Council Tax Band

E

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.