



Freehold / House - Semi-Detached

Boston Gardens

£1,195,000

A beautifully finished home on a sought-after, quiet residential street. Surrounded by desirable schools, with excellent transport links and numerous local parks, this property is perfect for a growing family seeking green spaces, a community lifestyle and quick City or airport commute. This property's showstopper is its large open plan kitchen/diner and living area overlooking the green fields beyond.

- Five bedrooms including two en-suites
- Off-street parking
- Modern extended kitchen-diner and living area
- Large SW facing garden
- Separate utility room
- Excellent local schools, parks & amenities
- Close to tube, train & LHR air connections



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Boston Gardens, TW8 9LR

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This spacious (2000 ft²) five bedroom home, ideal for modern family life, boasts off-street parking, three bathrooms and a generous South-West facing garden backing onto playing fields.

Downstairs, a welcoming hallway with oak flooring leads to a generous sitting room with a working gas fire, adjacent to a useful downstairs loo and separate utility room.

Next door is the expansive open plan kitchen/diner and living area, recently redecorated and defined by duck egg units, a generous skylight and a striking run of bespoke built in shelving with an integrated television. Full length bifold doors open onto a dining terrace with views of the south west facing garden and private sports fields, giving the home easy indoor/outdoor flow and a relaxed family feel.

Upstairs, the first floor houses three bedrooms (two doubles and a single), all with generous inbuilt wardrobes. Beyond these, there's a linen cupboard and a stylish family bathroom, redone in 2024, which enjoys underfloor heating.

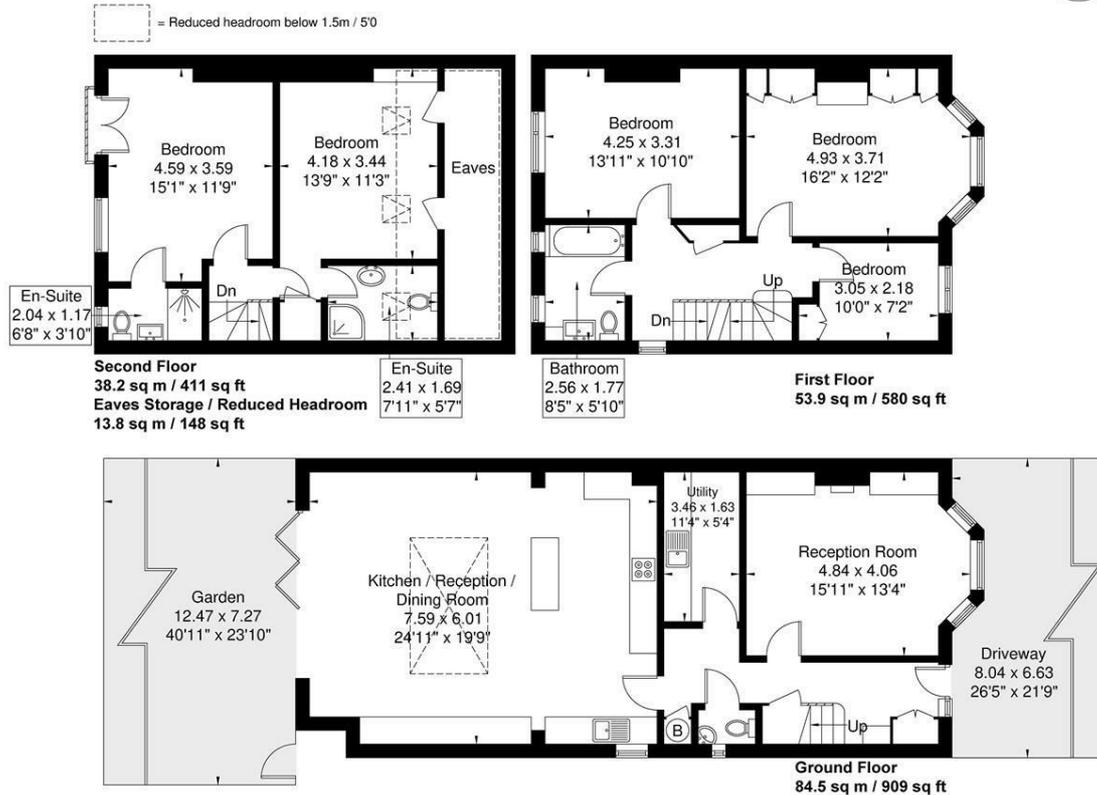
On the second floor are two spacious, bright double bedrooms (unusually for the area - both have en suites). Beyond family, these rooms are perfect for live-in childcare or rental for additional income stream (e.g. Airbnb / spare room).

Situated on the outskirts of Northfields, on a desirable residential street 3 mins from Boston Manor tube station, it sits within the catchment for desirable schools and is surrounded by parks and amenities. The area also offers excellent connectivity, with easy access to Brentford Station and swift service via Piccadilly line to Covent Garden or Heathrow Airport. Schools nearby are notoriously excellent - children on the street secure places at Fielding, Mount Carmel, Our Lady & St John (Primary) and Elthorne Park, Ealing Fields and Gunnersbury (Secondary).



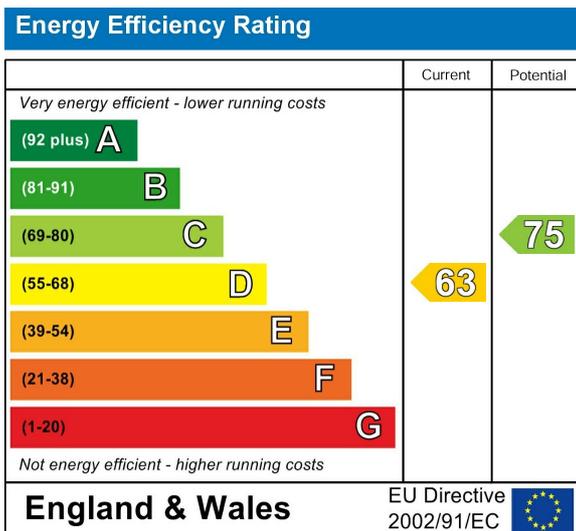
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Approximate Gross Internal Area = 176.6 sq m / 1900 sq ft
 Eaves Storage / Reduced Headroom = 13.8 sq m / 148 sq ft
 Total = 190.4 sq m / 2048 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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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.