



**£675,000**

**Drayton Bridge Road, Hanwell, W7**



- 3 Bedroom Family Home
- Charming Period Property
- 1,127 Sq Ft
- Excellent School Catchment
- Opportunity To Extend
- Close To Elizabeth Line

An opportunity to acquire a charming 3 bedroom period family home in the heart of Hanwell, perfectly blending historical elegance with significant future potential. Boasting high ceilings, ornate cornicing, and other original features the property comprises wide entrance hallway, a bright, bay-fronted reception room, dining room and kitchen. The upper floor houses three well-proportioned bedrooms and family bathroom. The property's outdoor space is a particular highlight, featuring a large, secluded private garden that serves as a tranquil retreat for gardening enthusiasts and families alike. For those looking to grow, there is substantial opportunity to add value and square footage through a loft conversion or a rear extension (STPP). Drayton Bridge Road sits within the catchment area of highly-regarded local schools and is just moments from the vast green expanses of Brent Lodge Park and the scenic Grand Union Canal. Commuters will find the location unbeatable, with Hanwell Station nearby providing seamless Elizabeth Line connections to Paddington, Heathrow, the West End, and Canary Wharf, making this an exceptional chance to secure a "forever home" in one of West London's most sought-after communities.



# Drayton Bridge Road, London, W7 1ET

Approximate Gross Internal Area = 104.72 sq m / 1127 sq ft

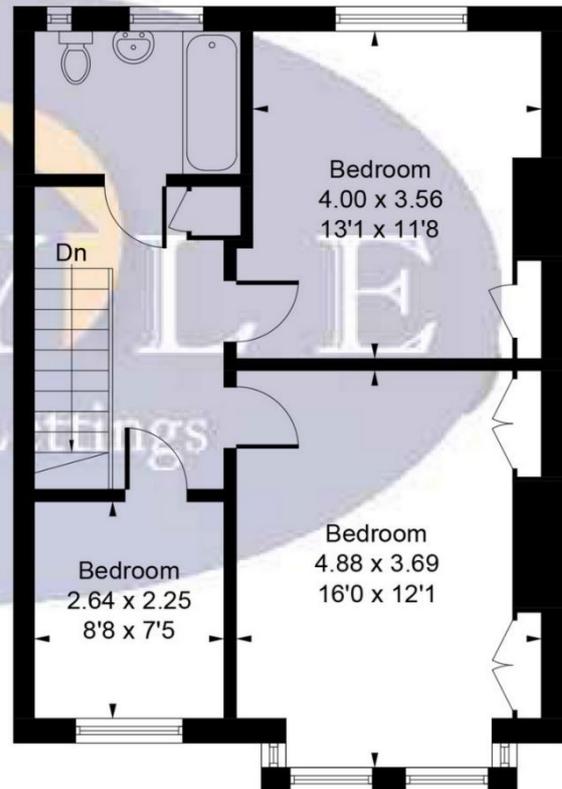
Reduced Headroom = 0.27 sq m / 3 sq ft

Outbuilding = 3.81 sq m / 41 sq ft

Total = 108.80 sq m / 1171 sq ft



 = Reduced headroom below 1.5m / 5'0



**First Floor**  
53.16 sq m / 572 sq ft

**Ground Floor**  
51.56 sq m / 555 sq ft

**Reduced Headroom**  
0.27 sq m / 3 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.

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## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

## EPC Rating D

