



## Grosvenor Road, Hanwell, W7 1HP

- Three Bedrooms
- Recently Refurbished Throughout
- Low Maintenance Rear Garden
- Fitted Wardrobes Throughout
- Close Proximity to the Elizabeth Line

- Terraced House
- Two Reception Rooms
- Modern Fitted Kitchen & Bathrooms
- Great Location & Walking Distance to Ealing Broadway / Hanwell High Street
- No Chain & Ready to Move Into

**Asking Price £749,950**

**HUNTERS**  
HERE TO GET *you* THERE



# Grosvenor Road, Hanwell, W7 1HP



Situated on Grosvenor Road in Hanwell is this stunning, three bedroom terraced home being brought to the market in fantastic condition having undergone an entire refurbishment throughout. The property is offered for sale with NO ONWARD CHAIN and is perfectly positioned just off Ealing & Hanwell high street.

The property comprises entrance hall, sitting room, dining room, modern fitted kitchen with lean too, three first floor bedrooms, modern shower room and additional toilet with sink basin. The property has the added benefit of brand new heating system and double glazed window throughout the home. Outside, the property has a private, low maintenance rear garden which is fully paved.



Nestled on a quiet, tree-lined residential street, Grosvenor Road in Hanwell (W7) offers the perfect blend of suburban tranquillity and urban convenience. This sought-after location sits within the leafy London Borough of Ealing, just moments from a range of excellent transport links, including Hanwell Station (Elizabeth Line), providing swift access to Central London, Heathrow, and beyond.

The area is renowned for its friendly community feel and abundance of green spaces, with Elthorne Park, Brent Valley Park, and the Grand Union Canal all within walking distance—ideal for outdoor enthusiasts and families alike. A selection of well-regarded local schools, independent cafés, and neighbourhood shops add to the charm, while nearby Ealing Broadway offers a wider array of shopping, dining, and leisure facilities.

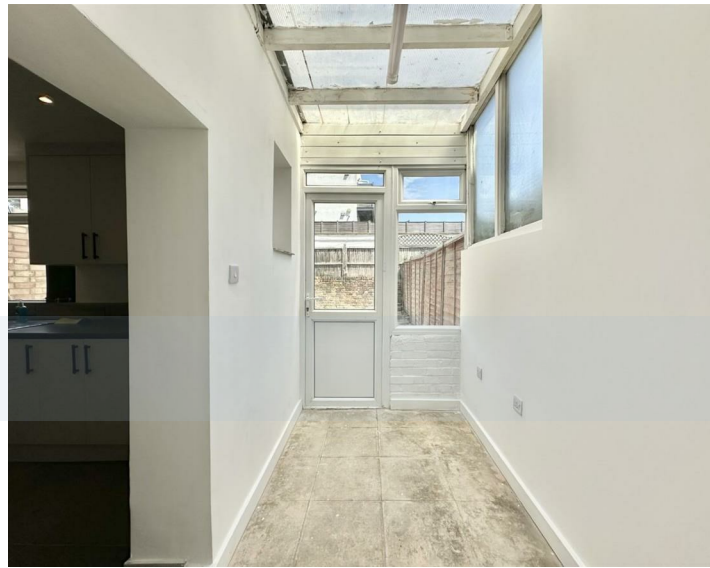
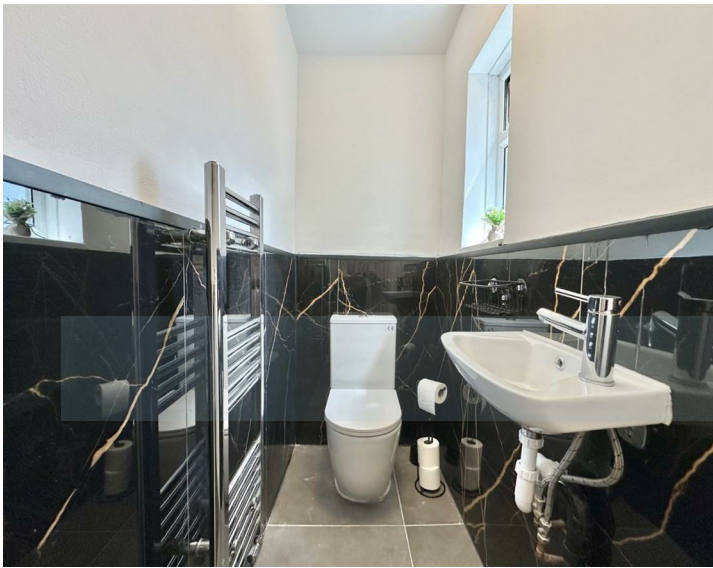


Whether you're a commuter, a growing family, or simply looking for a well-connected yet peaceful setting, Grosvenor Road in Hanwell delivers on all fronts.



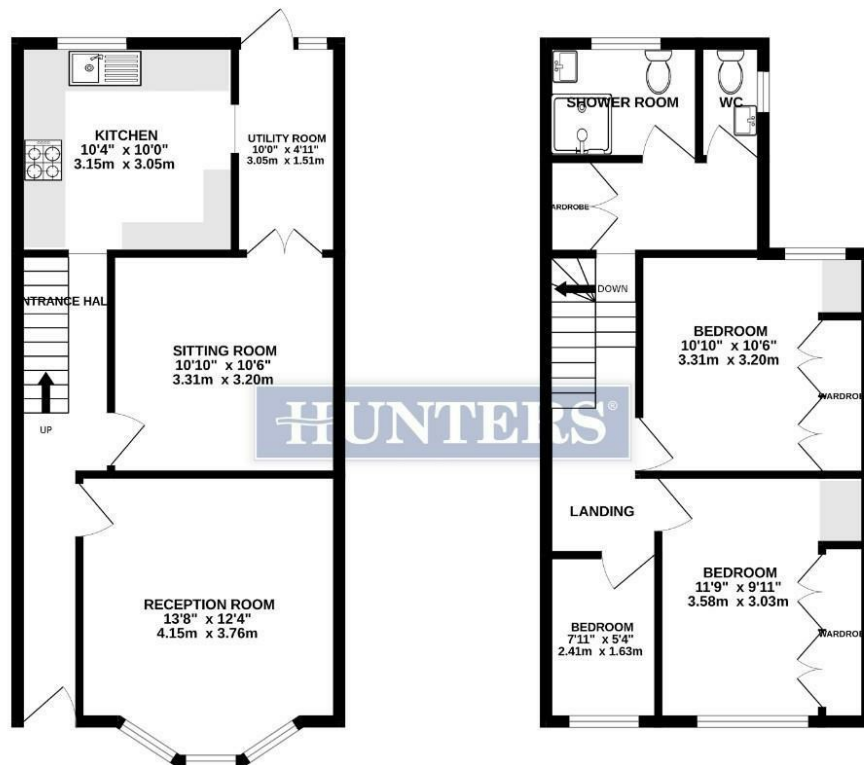


# Grosvenor Road, Hanwell, W7 1HP



GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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### Viewings

Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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