## Robertson Smith & Kempson







## **Chepstow Road, W7**

£925,000

A fantastic family home featuring a secluded garden and a versatile outhouse office.

This well presented property benefits from excellent transport links and is surrounded by Ofsted Outstanding schools.



Spacious and full of potential, this well laid out family home offers comfort and flexibility throughout. The ground floor features generous reception rooms, a well equipped kitchen and a separate utility area. Upstairs, there are two double bedrooms, a single bedroom and a family bathroom, with potential for a loft extension. The property also benefits from a charming outdoor office space.

Hanwell and West Ealing stations (Elizabeth Line) are within walking distance, offering express access to central London. Boston Manor and Northfields stations (both on the Piccadilly Line) are also nearby. The area is served by several Ofsted Outstanding schools, including Fielding Primary, Oaklands Primary, and Elthorne Park High School. Local green spaces include Elthorne Park, Lammas Park, and Walpole Park.

- Ofsted Outstanding Schools
  Secluded Garden
  Excellent Transport Links
- · Local Parks · Garden office · Beautiful Condition ·





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Total area (approx.): 107.1 sq. m (1,152.8 sq. ft) Garden Shed / Office: 11.9 sq. m (128.0 sq. ft)

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Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



**Office** 2.90m x 2.38m

(9'6 x 7'10)

(Not Shown In Actual Location / Orientation)

**Bedroom** 4.26m x 3.16m (14'0 x 10'4)

Bedroom 4.86m x 3.50m

(15'11 x 11'6)