# 32 Myrtle Gardens, Hanwell, LONDON, W7 3JQ

£699,950

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Total area: approx. 101.7 sq. metres (1095.2 sq. feet)








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**Edwardian family home, situated in this peaceful and highly desirable tree-lined street of Hanwell Village, close to Connolly Dell Rest Gardens and through to the open spaces of Brent Lodge (Bunny) Park and Hanwell Zoo. Hanwell Main Line Station (Crossrail) is literally a few minutes' walk away, providing speedy access to The City [Paddington] and Heathrow. The house has been extended to provide a generous family room open plan with the kitchen at the back of the property, whilst maintaining many of its character through period features. Hanwell Broadway with its vibrant local shops and restaurants is also close at hand offering regular bus services to Boston Manor Underground Station (Piccadilly Line) and Ealing Broadway Town Centre.**

## Reception

15' 9" x 11' 6" (4.80m x 3.51m) Large front aspect bay window, wood floor, radiator, ornate coving and ceiling rose

## Family Room

26' x 15' 4" (7.92m x 4.67m) Bright room from having a rear aspect double glazed window and French doors onto garden along with two large skylights, half wood floor with tiled floor in the kitchen dining rea , radiators, spot lights, opening onto

## Kitchen

Range of eye and base level modern units with integrated 5 ring gas hob with oven under and extractor hood over, sunken one and half bowl sink, plumbing and space for washing machine, wall mounted boiler

## Bedroom 1

15' 9" x 10' 10" (4.80m x 3.30m) Front aspect double glazed bay window, radiator

## Bedroom 2

13' x 11' (3.96m x 3.35m) Rear aspect double glazed window, radiator, feature cat iron fireplace

## Bedroom 3

8' 6" x 5' 8" (2.59m x 1.73m) Front aspect double glazed window, radiator

## Bathroom

Rear aspect double glazed window, panel enclosed bath with built in shower and centre tap, low level WC, pedestal wash hand basin, part tiled walls

## Garden

Patio area leading onto lawn







