



A well-presented five bed house with south facing garden

Twyford Abbey Road, London, NW10 7HG

Freehold



Semi-detached • Five bedrooms • Off-street parking • South facing garden • Located (approx.) 200 yards to Hanger Lane Station

Local Information

Twyford Abbey Road is an established residential location located approximately 200 yards from Hanger Lane station which offers the Central Line service into central London and further west. The property is also superbly located for accessing Ealing, which boasts an abundance of boutique shops, fashionable bars and restaurants as well as a number of regular bus routes. The Borough is also renowned for its reputable schools. As well as numerous parks and open spaces.

Twyford Abbey Road is approximately 0.6 miles to Park Royal tube station (on the Piccadilly line), and is located close to the North Circular with easy access to the A40, ideal for motorists.

About this property

Located superbly for Hanger Lane station (Central Line) is this five bedroom semi-detached house with outbuilding, off-street parking, garage and large south facing rear garden.

The accommodation in brief comprises: Reception hall, guest cloakroom with shower, larger bay reception room and open plan kitchen/dining room with bi folding doors providing direct access. To the first floor is the

principal bedroom with separate dressing room, a generous double bedroom with built in storage, three further bedrooms and family bathroom.

Outside, the property is approached via a driveway providing extensive off-street parking and leading to a single garage. One of the finest features of the property is the established south facing rear garden which is ideal for families and entertaining; the garden also features a separate outbuilding that can be used as you wish.

Tenure

Freehold

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Ealing Office.

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Twyford Abbey Road, London, NW10
Gross Internal Area 1692 sq ft, 157.1m²

Twyford Abbey Road, NW10
Approximate Gross Internal Area = 157.1 sq m / 1692 sq ft
Garden House = 16.5 sq m / 178 sq ft



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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