



Cardiff Road, W7

**GARDINER**  
RESIDENTIAL



Cardiff Road, W7

\* 5 Bedrooms \* 2 Bathrooms \* Guest Cloakroom \* Reception Room \*  
\* Kitchen/Family Room \* Garden \* Shed/Home Office \*

£1,200,000 Freehold



A beautifully extended and refurbished semi-detached house which is well located for schools and the open spaces of Elthorne and Boston Manor Parks.

The property comprises entrance hall, front reception room, stunning open-plan rear kitchen/family room with modern kitchen with fitted appliances, dining and sitting areas and bi-fold doors that open to the garden. There is also a guest cloakroom.

The first floor consists of two large double bedrooms, a box bedroom and a contemporary bathroom with bath and separate shower,

The top floor comprises two further large double bedrooms and a modern shower room. There is also air-conditioning and excellent storage on this level.

To the rear of the property is a large garden with decked sitting area and a large brick-built shed which could be used as a home office, gym or storage space.





Cardiff Road is a quiet residential road which is close to highly regarded schools and is within walking distance to Boston Manor underground station which offers the Piccadilly Line and also Hanwell Station which offers mainline rail services and the Elizabeth Line.

Price: £1,200,000

Freehold

Council Tax Band: F

London Borough Of Ealing



# Cardiff Road

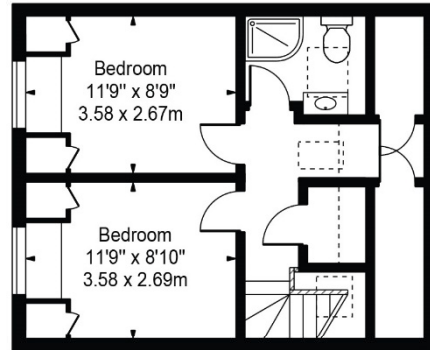
Approx. Gross Internal Area 1674 Sq Ft - 155.52 Sq M

(Including Restricted Height Area & Excluding Shed)

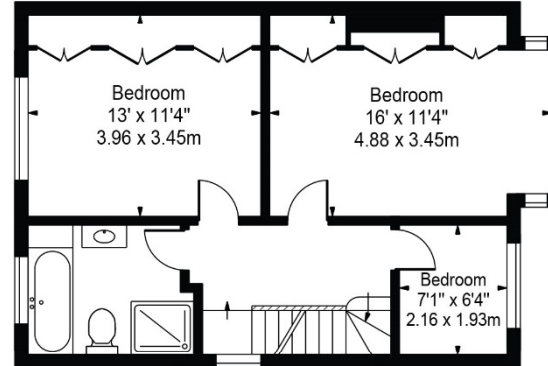
Approx. Gross Internal Area 1606 Sq Ft - 149.20 Sq M

(Excluding Restricted Height Area & Shed)

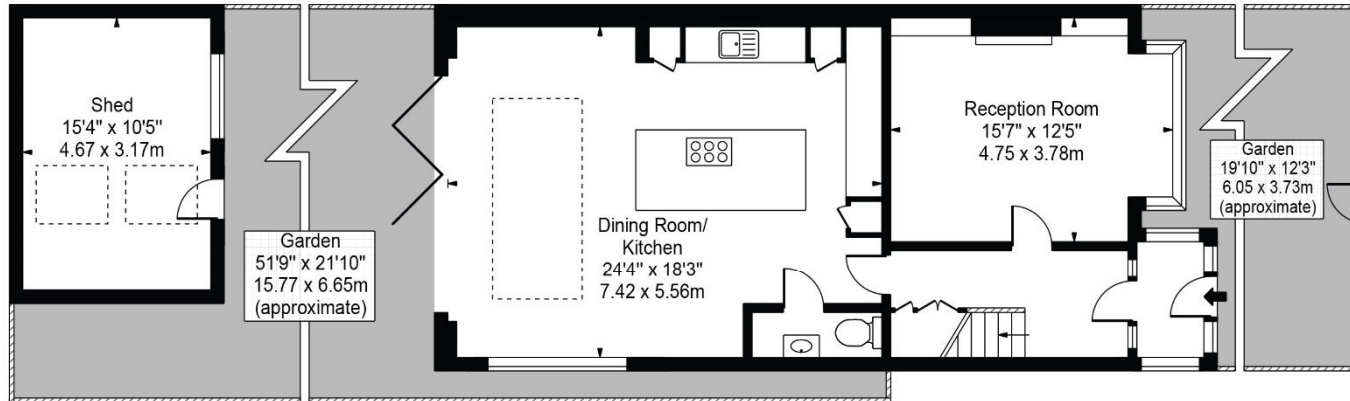
Approx. Gross Internal Area Of Shed 159 Sq Ft - 14.80 Sq M



Second Floor



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

Measurements Not to Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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