



**£599,950**

**Montague Road, Hanwell, W7**



- 4 Bedrooms
- 2 Reception Rooms
- End Of Terrace
- Side Access
- 1144 Sq Ft
- No Onward Chain

A spacious end of terrace property which boasts an abundance of natural light throughout consists of storm porch, entrance hall, front lounge, dining room and extended kitchen with access out to the rear garden. On the first floor there are 3 bedrooms and a family bathroom, the top of the house incorporates a spacious loft conversion which benefits from an en-suite shower room. There are front and rear gardens, the latter with very useful gated side access. Montague Road is an ideal location for Hanwell Mainline station and the much anticipated Crossrail, The Bunny Park in Golden Manor, Boston Manor Station, great schools, Olde Hanwell with the delightful canal sidewalks, good array of good local shops on the high street, bus routes and road networks. This property will be sold with no onward chain.



# Montague Road, W7 3PG

Approx. Gross Internal Area 1144 sq ft / 106.36 sq m



For Illustration Purposes Only - 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, search, 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.

## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.

## EPC Rating F

