



## Asking price of £799,950 St Dunstons Road, Hanwell, W7





- 3 Bedrooms
- Large Garden
- 
- End of Terrace
- Detached Studio (279 Sq Ft)
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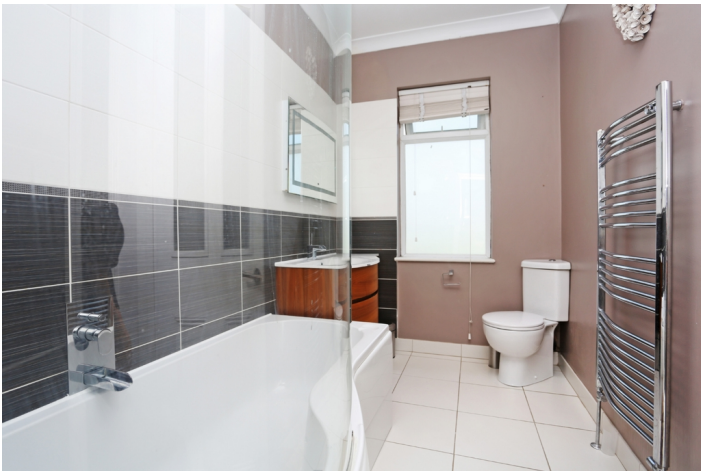
A stunning 3 bedroom end of terrace house, with off street parking and a detached studio, situated on a popular road in Olde Hanwell. The accommodation comprises entrance hallway, formal front reception room, stunning Magnet kitchen with build in appliances, a fantastic dining area and a guest cloak room. The first floor offers 3 bedrooms, a spacious family bathroom and access to a boarded loft area, ideal for conversion (subject to the usual planning consents). Further benefits with this property are off street parking, large well maintained rear garden with decking, high quality finish throughout, side access and a fantastic detached studio (279 Sq Ft) with power and bi folding doors. St Dunstons Road is very conveniently located for

Hanwell Station (Crossrail), Boston Manor Station (Piccadilly Line), great school catchment, the Grand Union Canal, great parks, bus routes, road networks and good local shopping facilities.

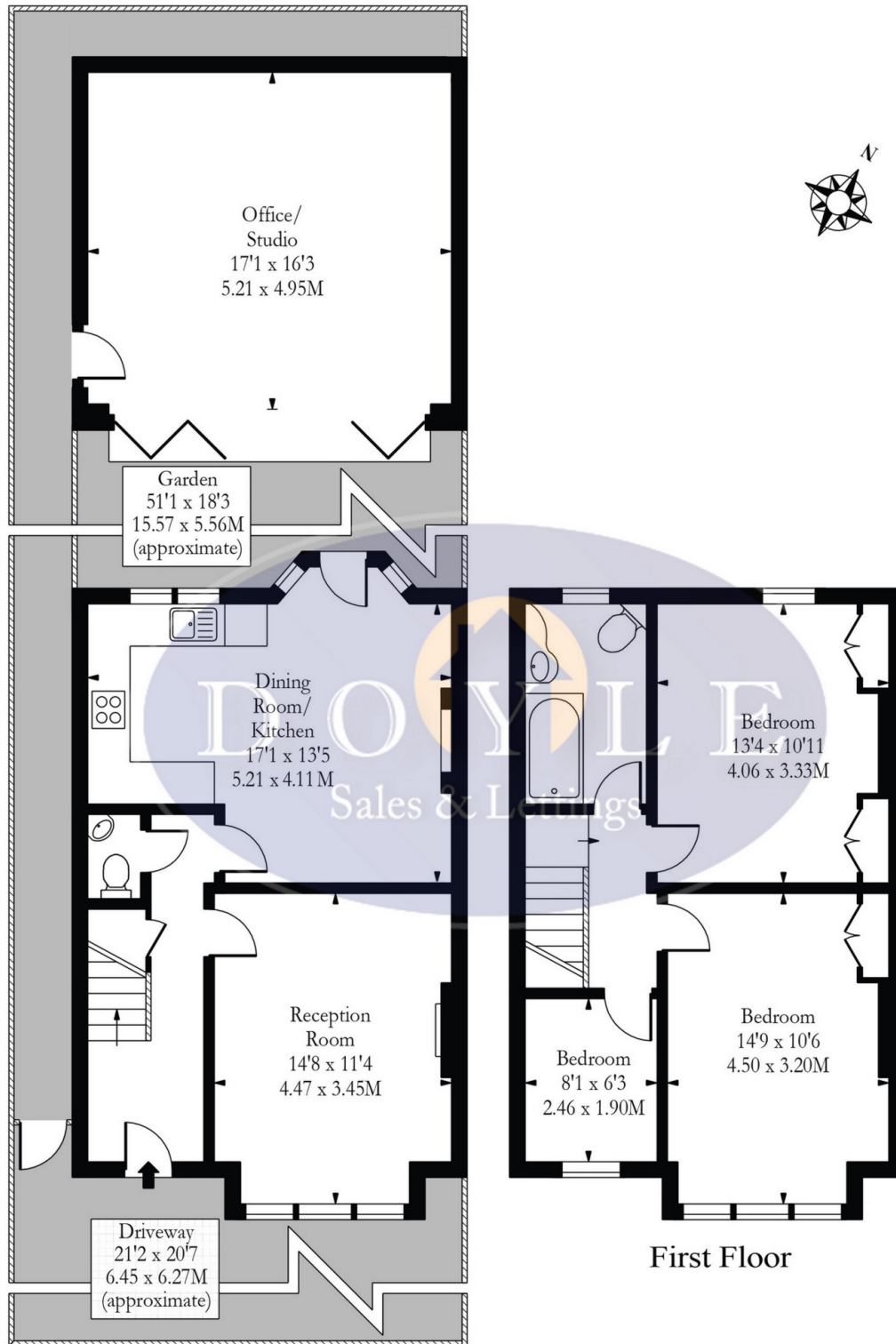
# St Dunstans Road, Hanwell, W7

| Environmental Impact (CO <sub>2</sub> ) Rating                        |   |           |
|---|---|-----------|
|   | Current   | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |   |           |
| (92-100) <b>A</b>   |   |           |
| (81-91) <b>B</b>  |   |           |
| (69-80) <b>C</b>  |   |           |
| (55-68) <b>D</b>  |   | <b>76</b> |
| (39-54) <b>E</b>  | <b>50</b>   |           |
| (21-38) <b>F</b>  |   |           |
| (1-20) <b>G</b>   |   |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |   |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC  |           |

| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92-100) <b>A</b>                                  |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   |   | <b>78</b> |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   | <b>54</b>   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |



# St. Dunstons Road, W7



Ground Floor

**Approx Gross Internal Area 954 Sq Ft - 88.63 Sq M**

(Excluding Office/ Studio)

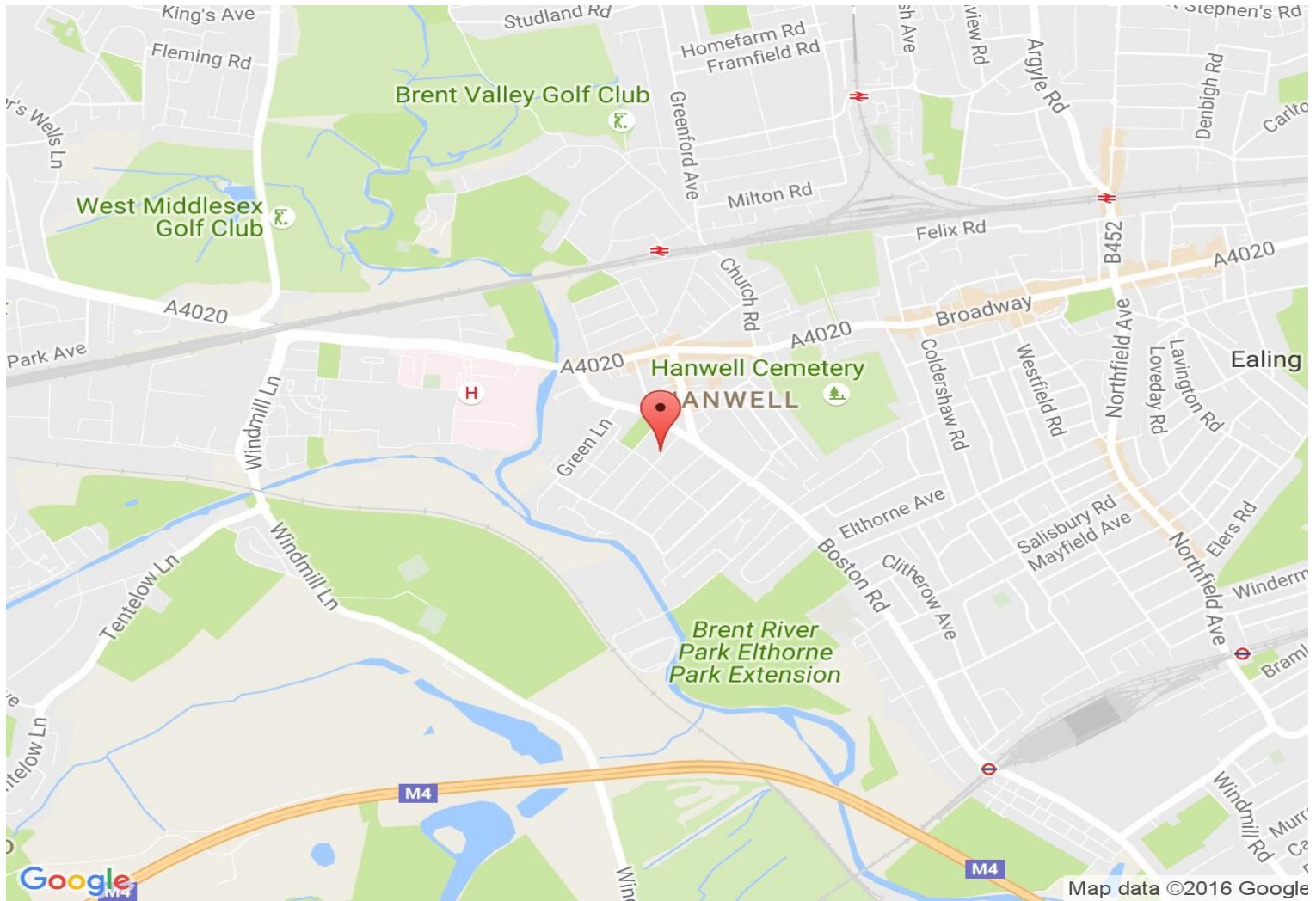
**Approx Gross Internal Area Of Office/ Studio 279 Sq Ft - 25.92 Sq M**

Illustration Purposes Only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.

## Directions

## Location



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

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: [info@doylesalesandlettings.co.uk](mailto:info@doylesalesandlettings.co.uk) W: [www.doylesalesandlettings.co.uk](http://www.doylesalesandlettings.co.uk)

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.