



**£725,000**

**Saddleback Lane, Hanwell, W7**



- 3 Double Bedrooms
- Master En Suite
- Off Street Parking
- Over 1,200 Sq Ft
- Private Rear Garden
- Excellent Transport Links

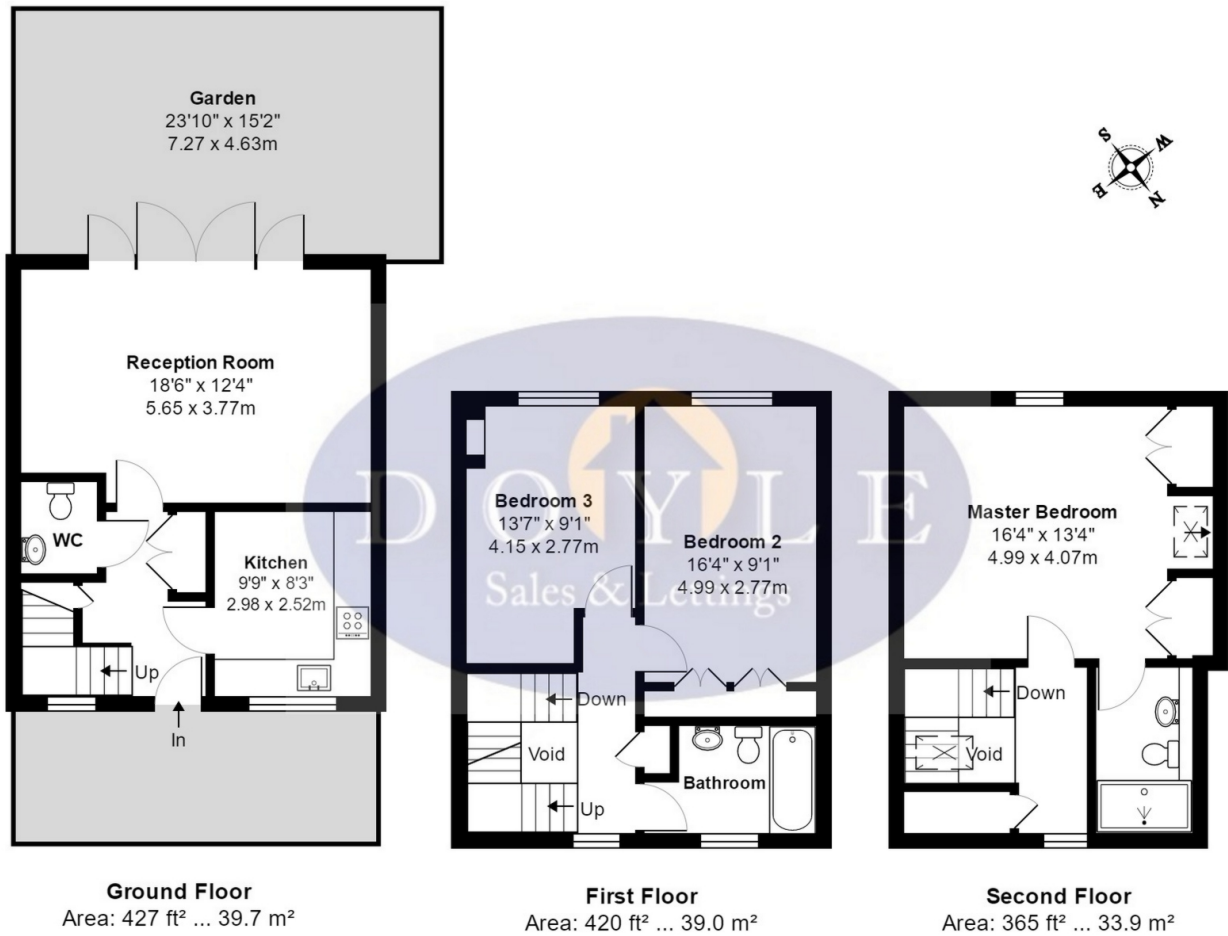
A lovely 3 double bedroom end of terrace modern town house with parking situated in the very popular area of Olde Hanwell. This stylish family home is arranged over three floors and comprises entrance hall, guest WC, lovely kitchen and comfortable rear lounge with full bi-folding doors leading out to a well maintained westerly facing private garden. The first floor has a family bathroom and 2 double bedrooms. The upper floor hosts the magnificent master bedroom with en-suite shower room. Added benefits with this lovely property include enviable allocated off street parking to the front, underfloor heating and an additional communal garden to the rear. Saddleback Lane is nestled in a very convenient and tranquil location perfect for Hanwell (Crossrail) and Boston Manor (Piccadilly) stations, great schools, Grand Union Canal, parks, bus routes, road networks and local shopping facilities. Chain free sale.







**SADDLEBACK LANE, HANWELL, LONDON, W7**

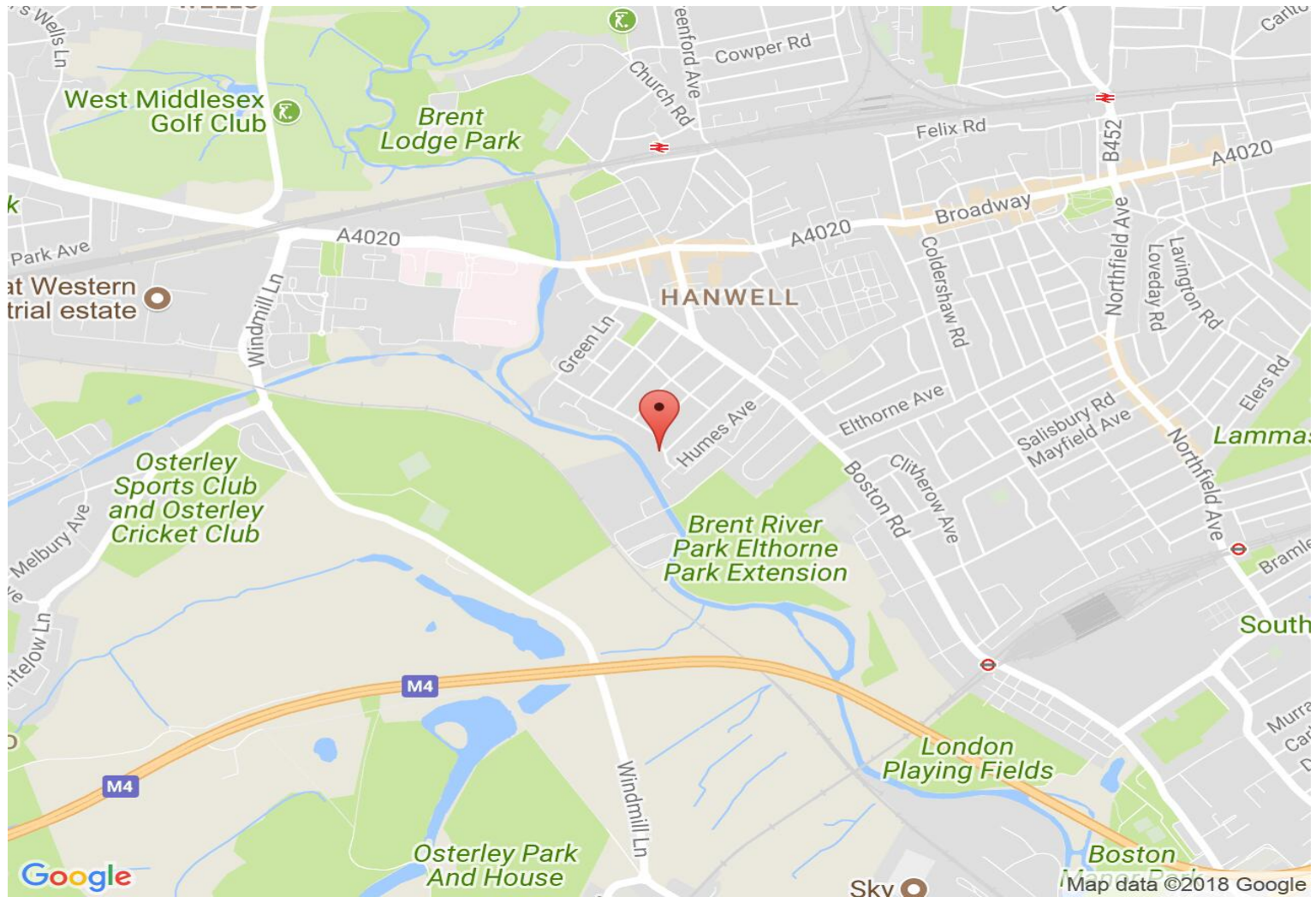


Approximate Gross Internal Area: 1213 ft<sup>2</sup> ... 112.6 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan reproduced by Green House Energy Surveyors Ltd 2017.



# Map



## VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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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 Graph

