



## Offers in excess off £475,000 Hopefield Lodge, Deans Road, Hanwell, W7

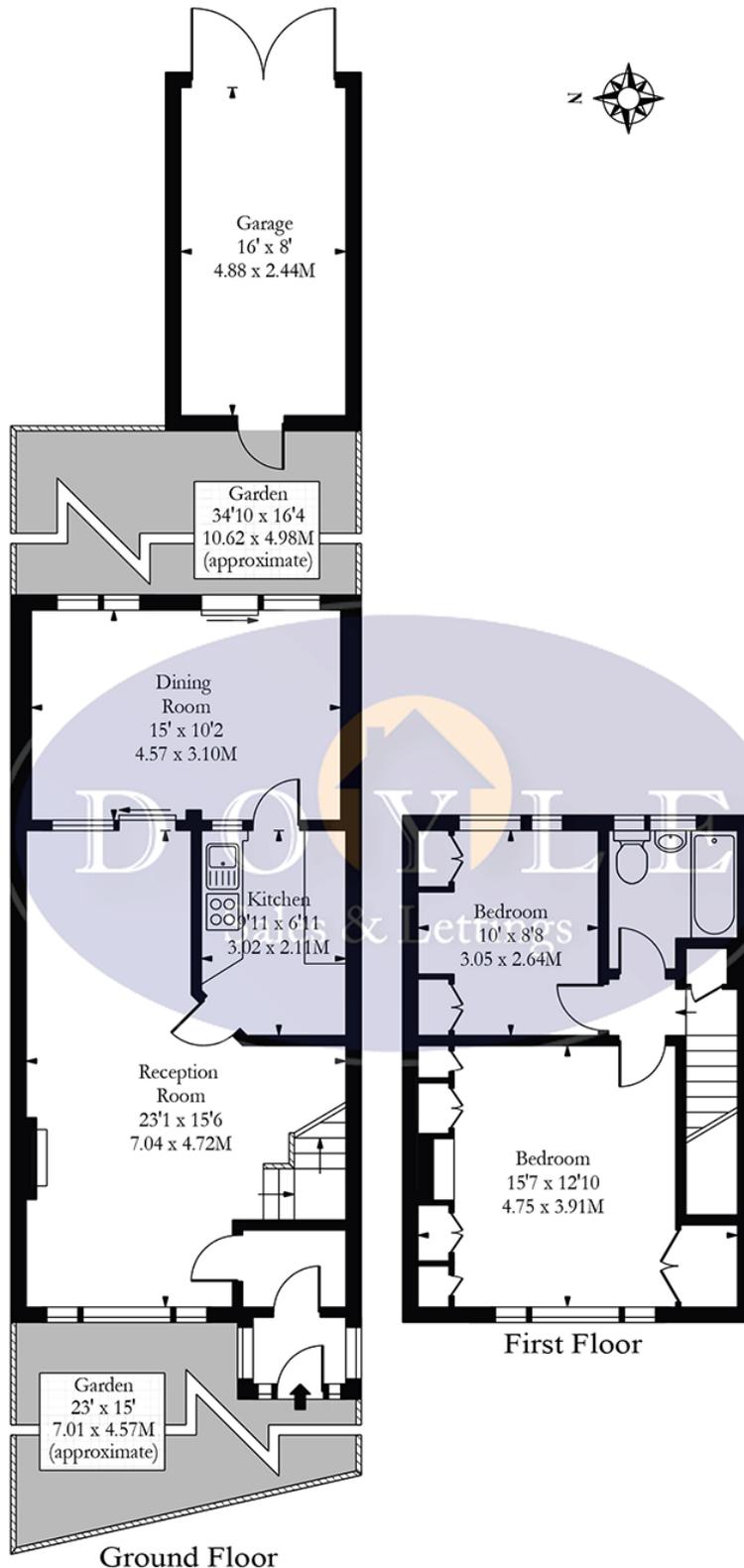


- 2 Double Bedrooms
- Excellent Location
- Garage
- Close To Crossrail
- 902 Sq Ft
- Chain Free

A well presented 2 double bedroom family home with garage in an excellent location. The property comprises storm porch, through lounge, rear dining room and galley kitchen. On the first floor there are 2 double bedrooms and family bathroom. This property benefits from being chain free, good loft space, front and rear gardens and with the added bonus of a garage accessed via security gates at the rear. Hopefield Lodge is an ideal location for Hanwell (Crossrail) and Boston Manor (Piccadilly) stations, great schools, parks, canal, local shops, bus routes and road networks.



# Hopefield Lodge, W7



**Approx Gross Internal Area 902 Sq Ft - 83.80 Sq M**  
(Excluding Garage)

**Approx Gross Internal Area Of Garage 128 Sq Ft - 11.91 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.

## 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 D

