



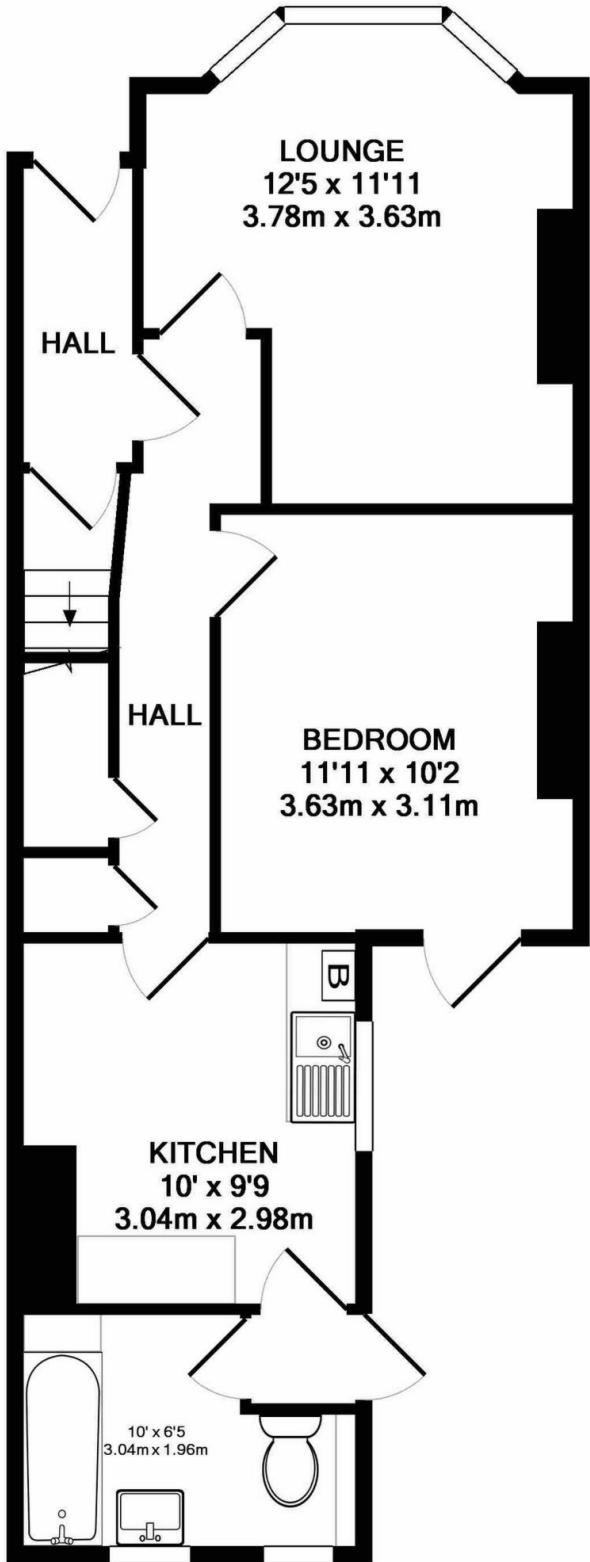
Offers Over £550,000 Church Road, Hanwell, W7



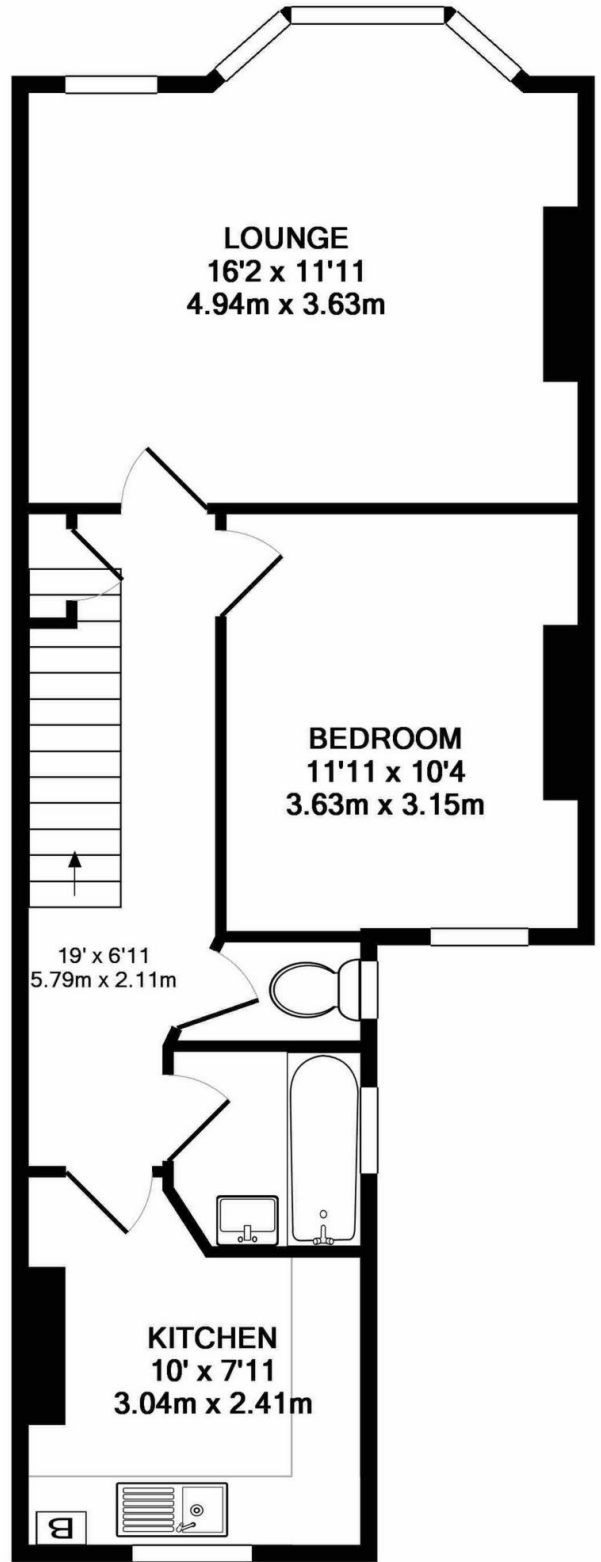
- Arranged As 2 Flats
- Large Rear Garden
- Development Opportunity
- Close To Crossrail
- 1,163 Sq Ft
- Chain Free

Offering great potential, this 3 bedroom brick fronted house currently arranged as two 1 bedroom flats but sold as a freehold title. The property will require updating throughout and favours cash buyers or developers due to its layout. The accommodation on the ground floor comprises entrance hall, front reception, double bedroom, kitchen and bathroom. The first floor comprises lounge, double bedroom and bathroom with separate WC. Benefits include no onward chain and an opportunity to extend both the loft and the rear of the property. There are front and rear gardens, the latter 100 feet in length. Church Road is popular for Hanwell station (Crossrail), good schools, road and bus networks, shops and bars and restaurants on the main Hanwell Broadway. Brent Valley golf course and the Bunny Park are only a short walk away.





GROUND FLOOR



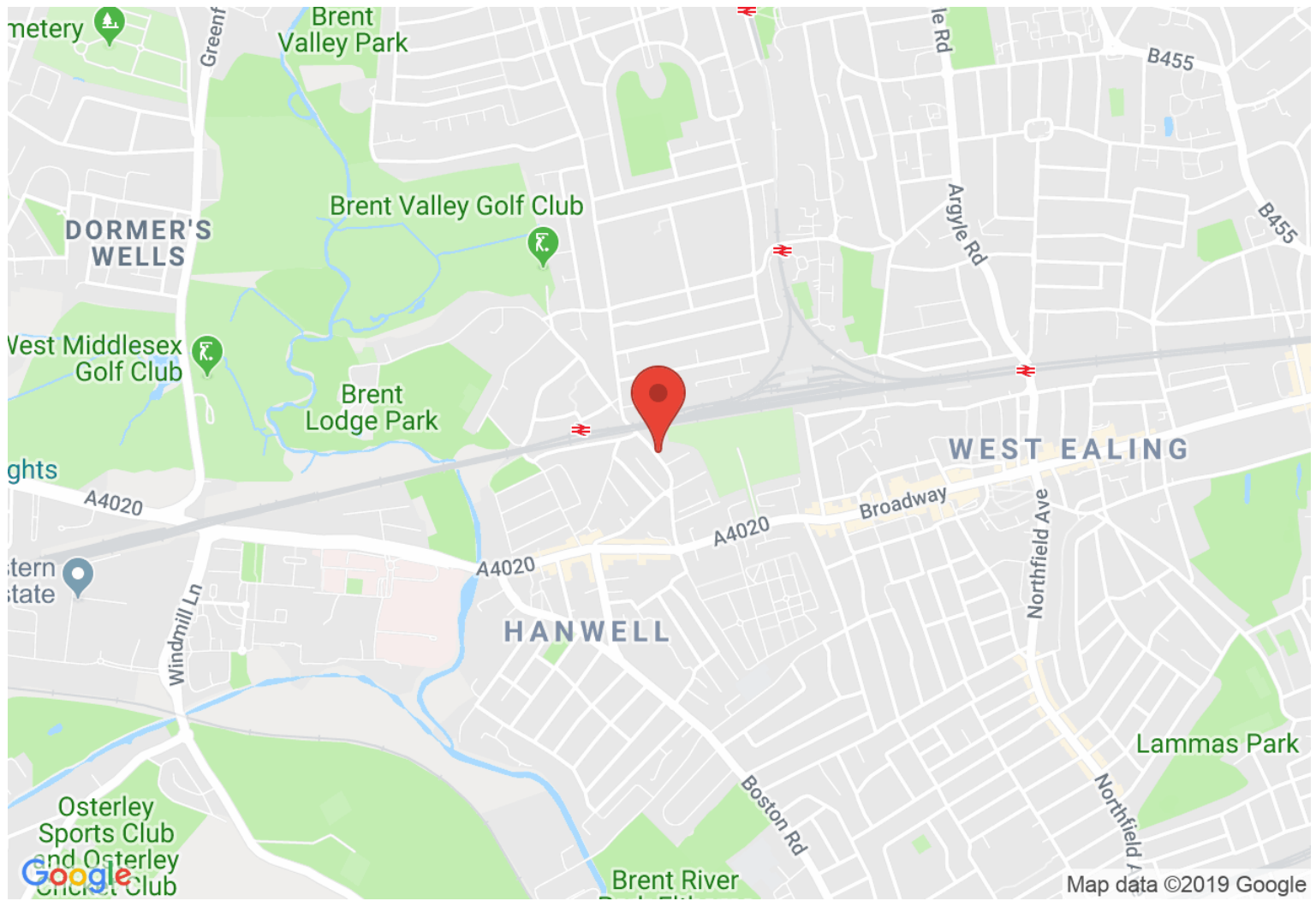
1ST FLOOR

TOTAL APPROX. FLOOR AREA 1163 SQ.FT. (108.1 SQ.M.)

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 error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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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EPC Rating C

