



**£799,950**

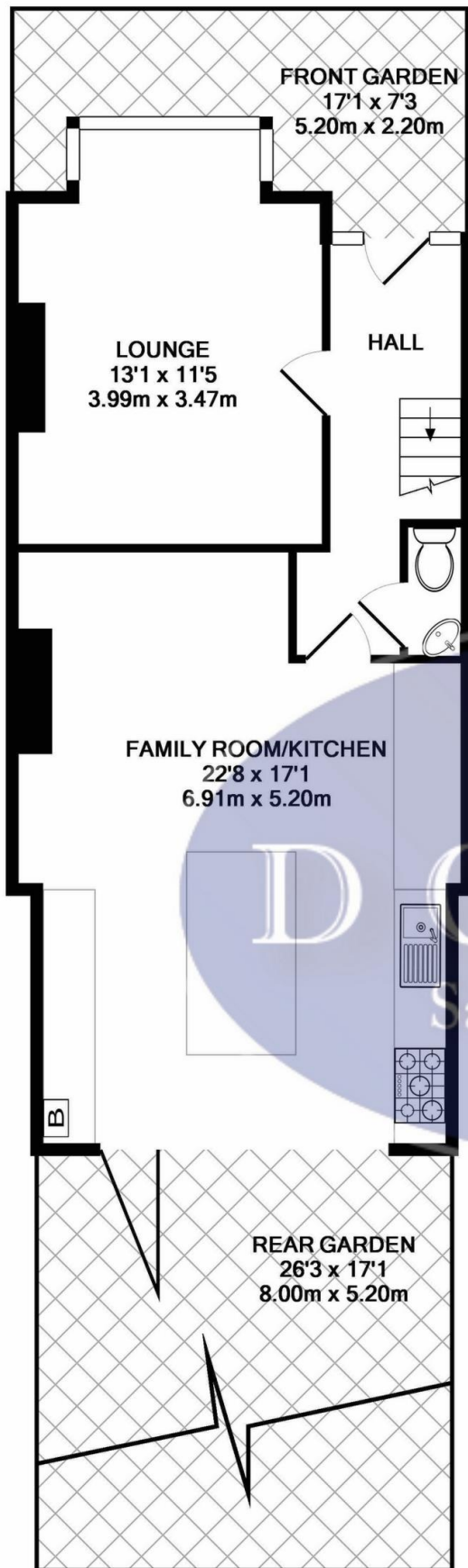
**Myrtle Gardens, Hanwell, W7**



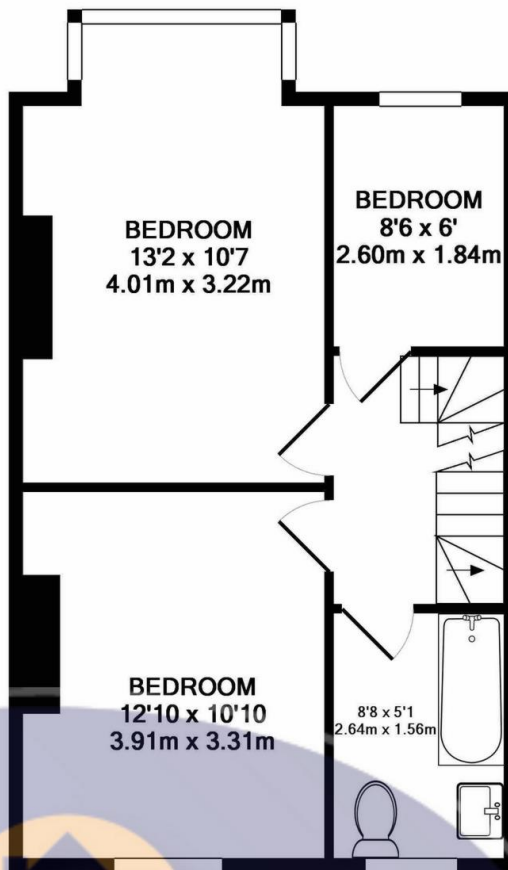
- 4 Bedrooms
- 2 Bathrooms
- Full Width Extended Kitchen
- South Facing Garden
- Loft Conversion
- Close To Crossrail

Stunning 4 bedroom period property in Hanwell Village close to the much anticipated Crossrail. This family home has been tastefully extended to the highest of standards into the loft and full width in the rear. Accommodation comprises wide entrance hallway, large square bay reception room, guest WC and modern kitchen/diner/lounge with bi folding doors to a south facing garden, with shed and rear access. The first floor hosts 2 double bedrooms, single bedroom and family bathroom. The loft conversion boasts a shower room and a spacious master bedroom with Juliette balcony, seating area and ample storage. Further benefits include front garden, period fireplaces, underfloor heating, granite worktops, new sash windows, fitted shutters and high ceilings. Myrtle Gardens is a perfect location for Hanwell (Crossrail) and Boston Manor (Piccadilly line) stations, excellent schools, parks, shops, bus routes and road networks.

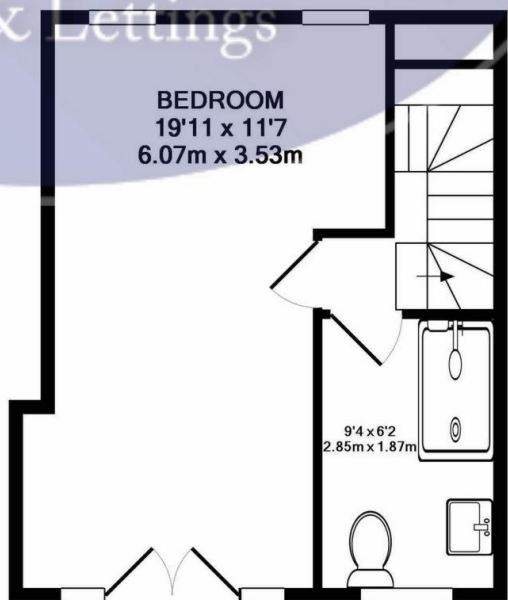




GROUND FLOOR  
APPROX. FLOOR  
AREA 615 SQ.FT.  
(57.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 458 SQ.FT.  
(42.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 318 SQ.FT.  
(29.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1391 SQ.FT. (129.2 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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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 C

