



£799,950

Holly Park Road, Hanwell, W7



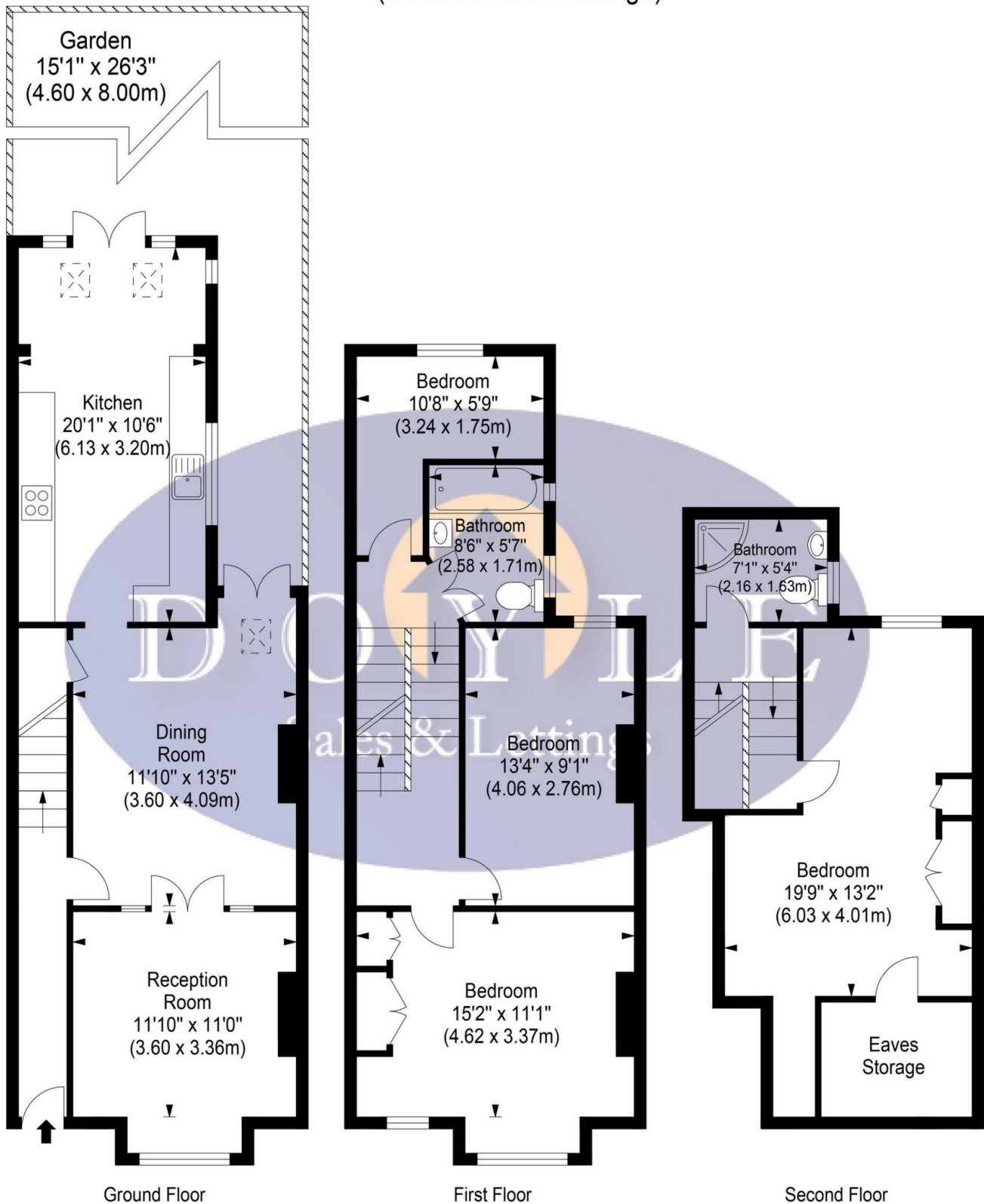
- 4 Bedrooms
- Cul De Sac Location
- Extended Kitchen/Diner
- South Facing Garden
- 1,534 Sq Ft
- Close To Crossrail

A stunning 4 bedroom period property located in a cul de sac location close to the Hanwell station (Crossrail). This family home has been tastefully extended to the highest of standards into the loft and the rear. 1,534 sq ft of accommodation comprises entrance hallway, large square bay reception room, interconnecting doors to spacious dining room, modern extended kitchen leading to breakfast room with doors to private south facing rear garden. The first floor hosts 2 double bedrooms, single bedroom and family bathroom. The loft conversion boasts separate shower room and a spacious master bedroom with storage. Further benefits include front garden, original features, fitted shutters, parquet flooring and high ceilings. Holly Park Road is a perfect location for Hanwell (Crossrail) and Boston Manor (Piccadilly line) stations, excellent schools, parks, shops, bus routes and road networks.



Holly Park Road Hanwell, London W7 1LA, UK

Approx. Gross Internal Area 1534 sq ft - 148.10 sq m
(Included Eaves Storage)



Ref

Copyright THEBLÉUPLAN

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation

Map



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 W: 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

EPC Rating D

