



**£550,000**

**Montague Road, Hanwell, W7**



- 3 Bedrooms
- 2 Reception Rooms
- Opportunity To Extend
- Excellent Location
- Loft Room
- Chain Free

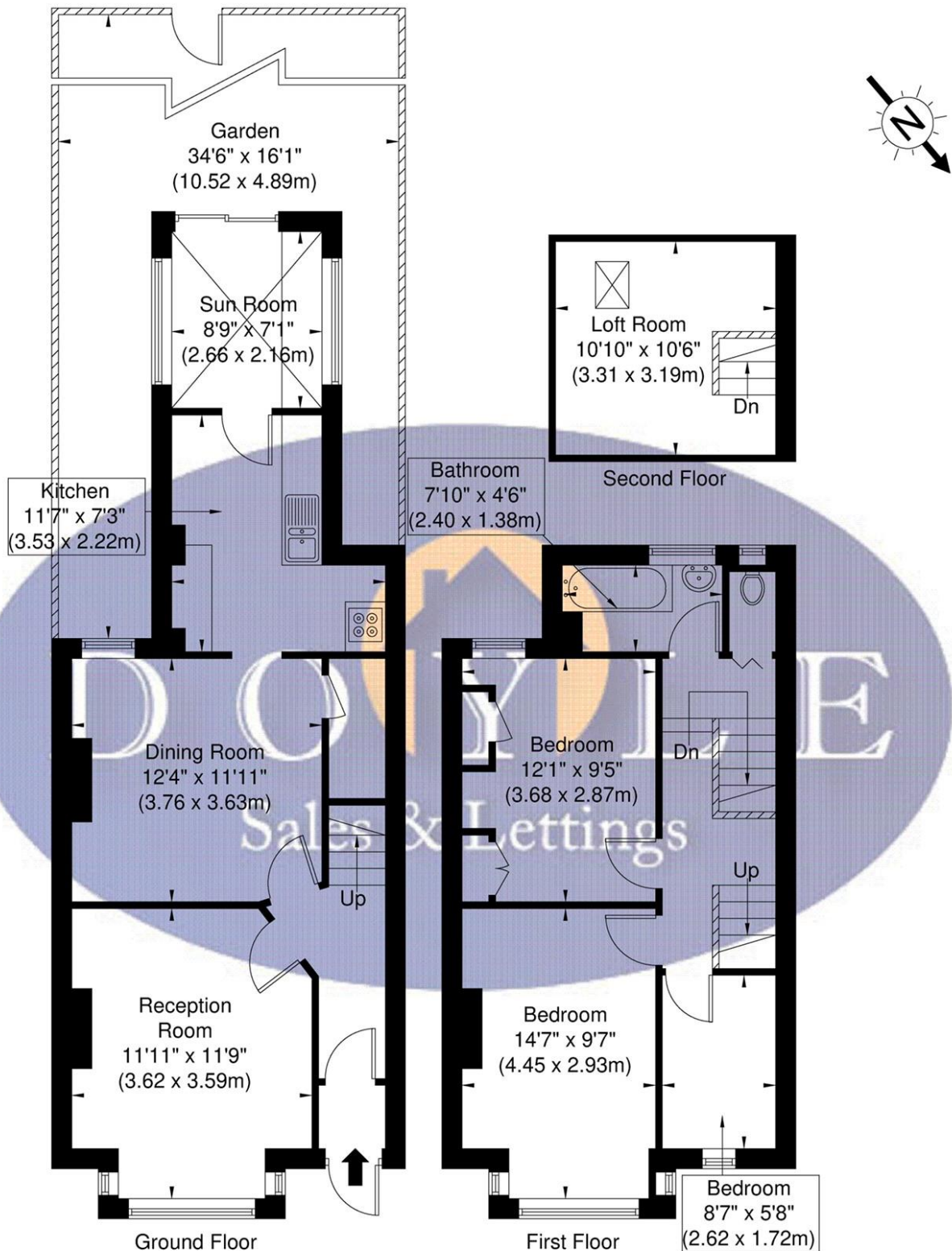
A well presented 3 bedroom family home in a convenient location. Accommodation which offers high ceilings comprises storm porch, entrance hall, spacious bay fronted lounge, rear dining room, kitchen and sun room. On the first floor there are 3 bedrooms, loft room via pull down ladder and a family bathroom. This home benefits from an opportunity to convert the loft space (STPP), chain free and front and rear gardens, the latter easy to maintain. Montague Road is an ideal location for Hanwell (Crossrail), and Boston Manor (Piccadilly) stations, great schools, parks, canal, bus routes and road networks.





# Montague Road W7 3PQ

Approx. Gross Internal Area = 1108 sq ft / 103.0 sq m



Ref

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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

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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 Graph

