



£725,000

St Margarets Road, Hanwell, W7



- 3 Double Bedrooms
- Over 1,100 Sq Ft
- Extended Kitchen/Diner
- Opportunity To Extend
- Double Storey Extension
- Garden Studio

A well presented 3 bedroom Victorian property located in the very popular area of Olde Hanwell. Benefitting from a double storey extension it comprises entrance hallway, bay front reception room with stripped floorboards, dining area, extended kitchen/diner and guest WC. The first floor hosts 3 double bedrooms, family bathroom and loft space with the option to convert as neighbouring properties have done. There are front and rear gardens, the latter almost 50 ft with a decked area, laid to lawn and benefitting from a 188 sq ft garden studio. Situated close to the Grand Union Canal and the popular Fox public house, the property falls into great school catchment areas such as St Mark's, Oaklands and St Joseph's. Located with easy access to Hanwell (Crossrail) and Boston Manor (Piccadilly) stations, bus routes, road networks, parks and shops.

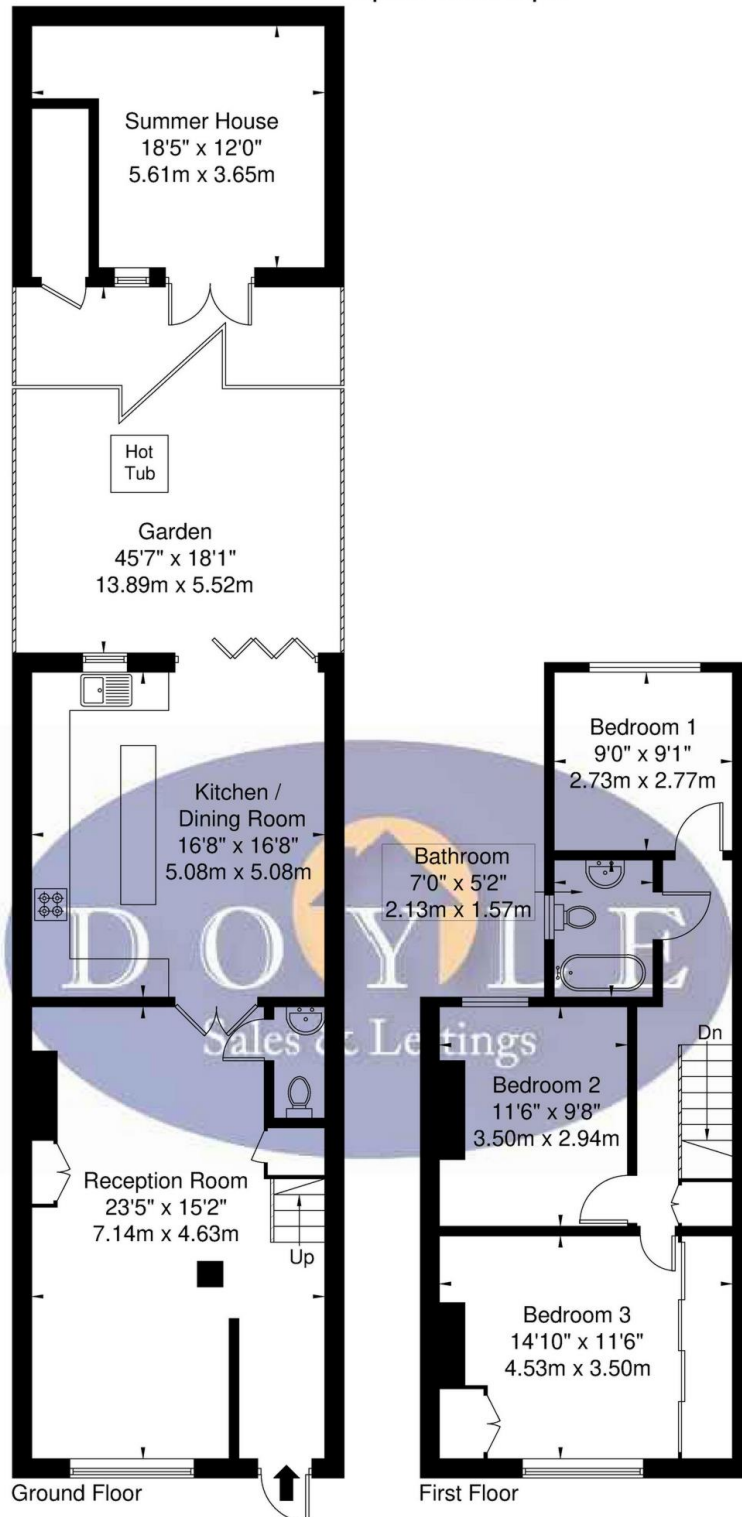


St Margarets Rd, W7 2HF, UK

Approx. Gross Internal Area = 104.2 sq m / 1121 sq ft

Summer House = 17.5 sq m / 188 sq ft

Total = 121.7 sq m / 1309 sq ft



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 C

