



**£450,000**

## **York House, Church Road, Hanwell, W7**



- 2 Double Bedrooms
- Off Street Parking
- Private Rear Garden
- Private Front Garden
- Garage
- Own Entrance

An immaculately presented 2 double bedroom, ground floor purpose built maisonette only minutes from Hanwell station. The property comprises own entrance, hallway with extra storage, spacious lounge with direct access to garden, 2 double bedrooms, family bathroom and separate modern kitchen also with direct access to the private rear garden. Advantages with this delightful property is the abundance of natural light, landscaped gardens, garage with an additional room inside (potential office space), off street parking and the front garden which can also provide extra parking if required. The established south facing rear garden has been planted to provide colour year round, 2 decking areas, lawn, a herb garden and a fruit bush hedgerow. The property has been recently rewired and fitted with a new Worcester boiler. Situated within a short walk to Hanwell station (Crossrail), Church Road is perfect for good schools, bus routes, parks and road networks.



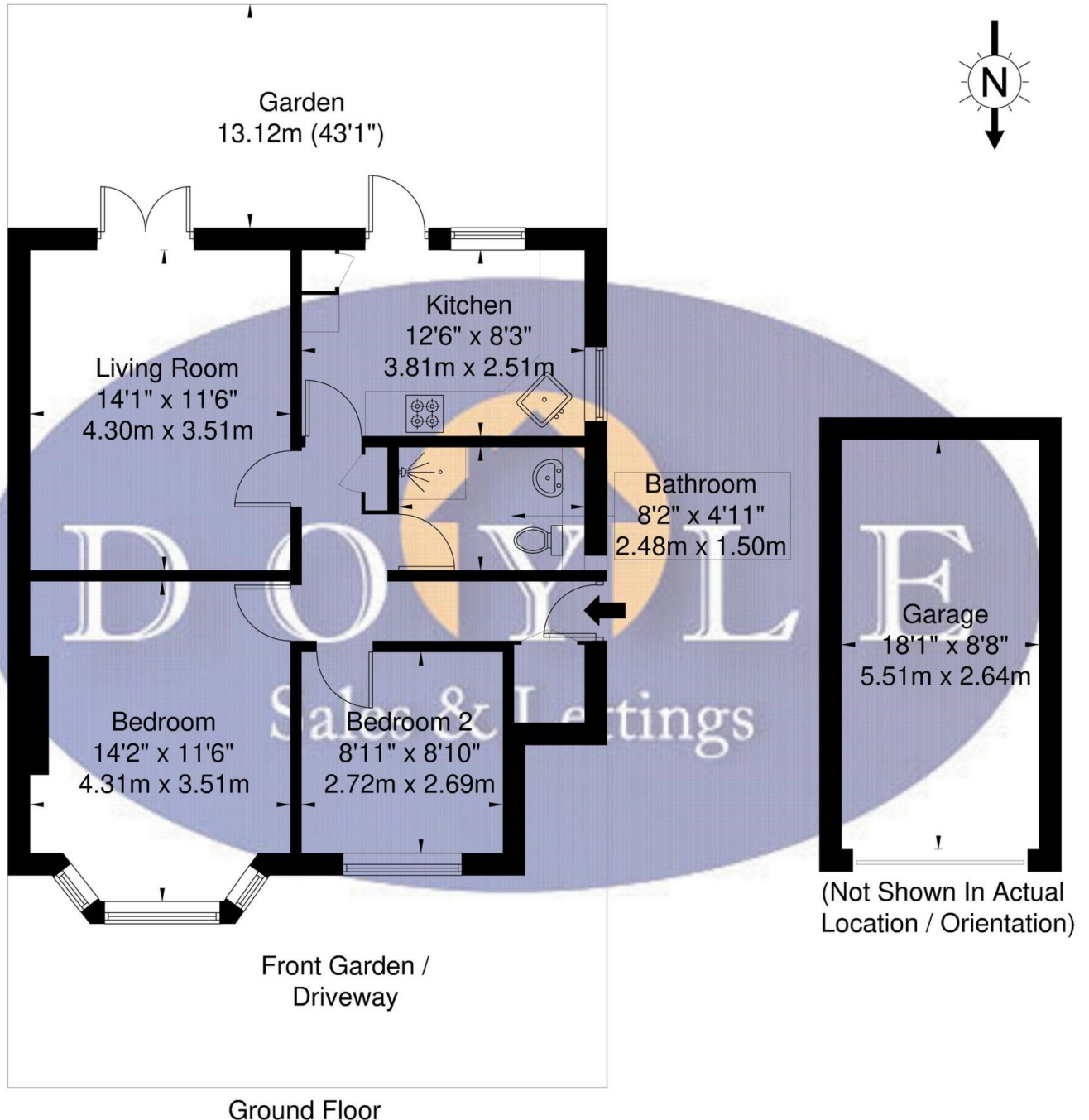


# York House, Church Road W7 3BG

Approx. Gross Internal Area = 59.8 sq m / 643 sq ft

Garage = 14.6 sq m / 157 sq ft

Total = 74.4 sq m / 800 sq ft



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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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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## EPC Rating C

