



**£700,000**

**Boston Vale, Hanwell, W7**



- 3 Double Bedrooms
- 1,210 Sq Ft
- Garage
- Semi Detached
- Opportunity to Extend
- Chain Free

A 3 double bedroom semi-detached family home with a garage situated on a wide cul de sac backing onto the allotments in the heart of Boston Manor. The property comprises of storm porch, entrance hallway, 2 large reception rooms, kitchen and downstairs toilet. On the first floor there are 3 generous bedrooms and a family bathroom. There are front and rear gardens, the latter west facing and mature with the added bonus of a garage accessed by a shared private drive way. Boston Manor Station (Piccadilly line) is only a short walk away and Boston Vale is well located for excellent schools (Fielding, Mount Carmel, Oaklands, Elthorne High and Gunnersbury), road networks, bus routes, local shops and restaurants. This property is offered chain free.

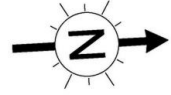
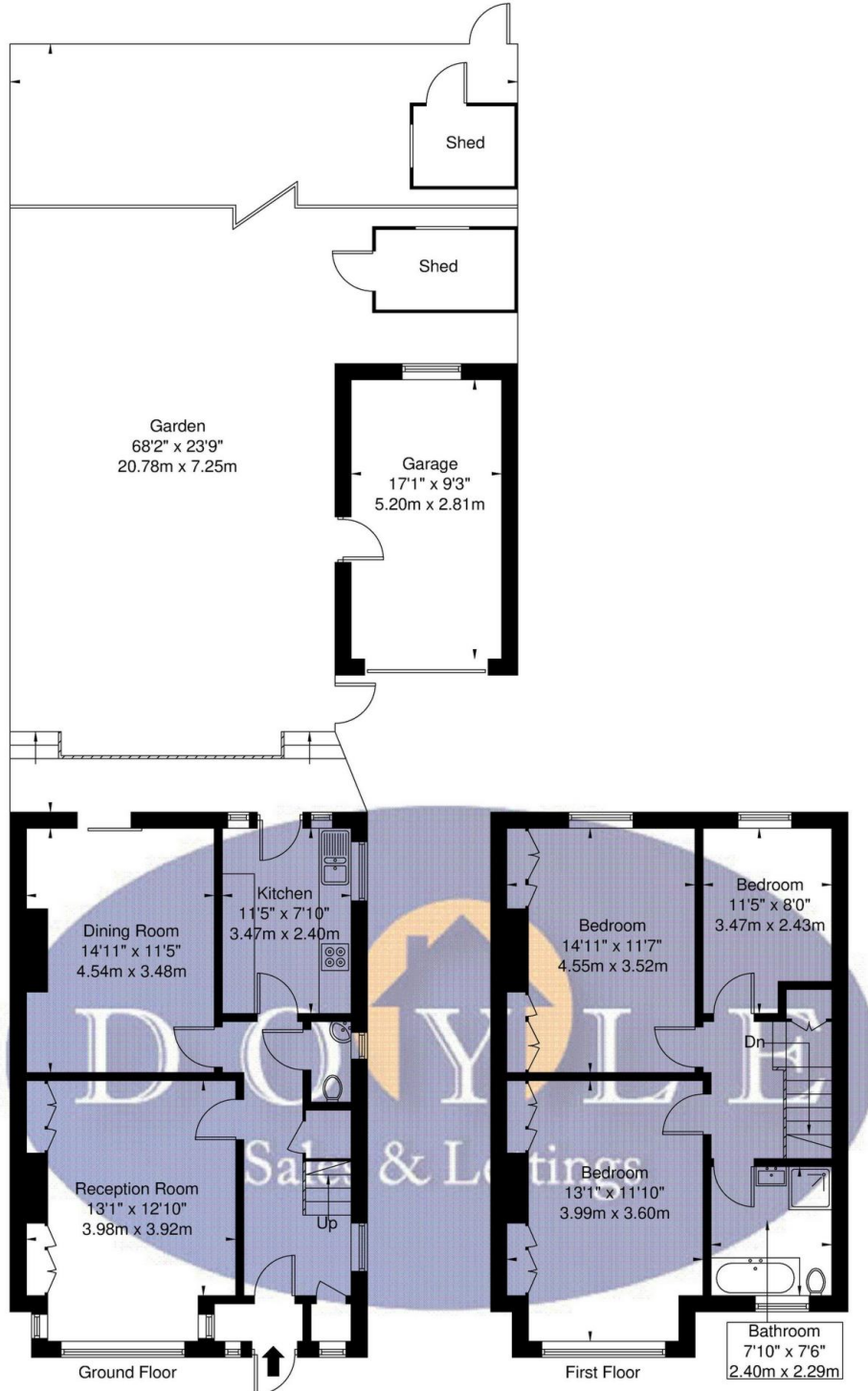


# Boston Vale W7 2AP

Approx. Gross Internal Area = 112.4 sq m / 1210 sq ft

Garage = 14.5 sq m / 156 sq ft

Total = 126.9 sq m / 1366 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

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	