



**£775,000**

**St Marks Road, Hanwell, W7**



- 5 Bedrooms
- Semi Detached
- Garage
- Almost 1,700 Sq Ft
- Off Street Parking
- Olde Hanwell

An impressive 5 bedroom semi detached family home with off street parking and a garage situated in Olde Hanwell. Overlooking King George's playground and with almost 1,700 sq ft comprises wide entrance hall, front reception, dining room and extended kitchen with doors leading out to a delightful south facing private garden. The first floor has 2 double bedrooms, spacious single bedroom and family bathroom. The loft conversion boasts 2 further bedrooms and another family bathroom. Added benefits include, off street parking for several cars, garage, guest WC and side access. St Marks Road is perfect for Hanwell (Crossrail) and Boston Manor (Piccadilly) stations, great schools, Grand Union Canal, parks, bus routes, road networks and local shopping facilities.

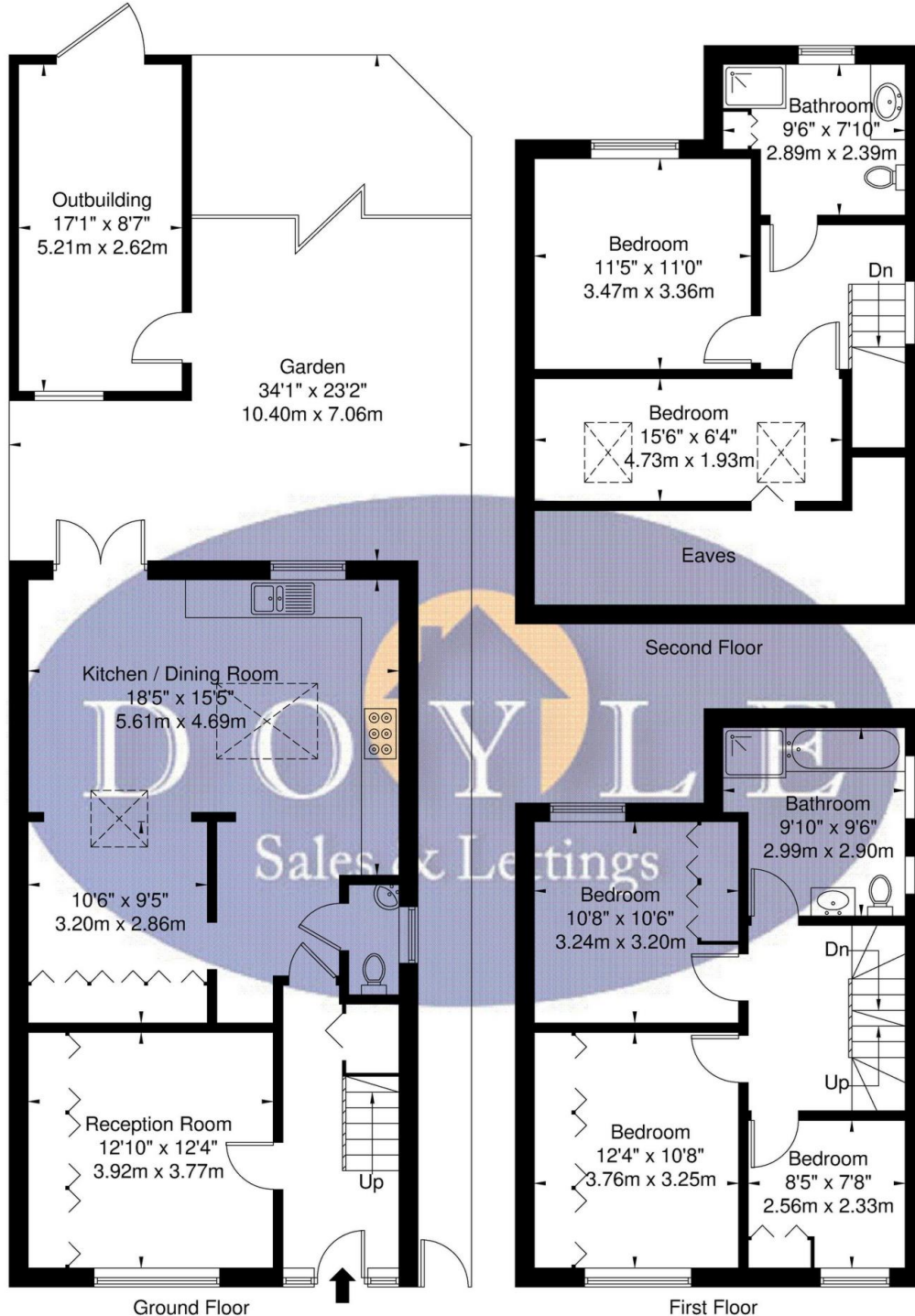
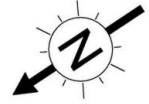


# St Mark's Road, W7 2PN

Approx. Gross Internal Area = 157.0 sq m / 1690 sq ft

Outbuilding = 13.5 sq m / 145 sq ft

Total = 170.5 sq m / 1835 sq ft



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**BLEU  
PLAN**

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](mailto:info@doylesalesandlettings.co.uk) W: [www.doylesalesandlettings.co.uk](http://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.

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

## EPC Rating C

