



£499,950

Church Road, Hanwell, W7



- 2 Double Bedrooms
- Share Of Freehold

- Newly Refurbished
- 70 Ft Private Gargen

- 750 Sq Ft
- Chain Free

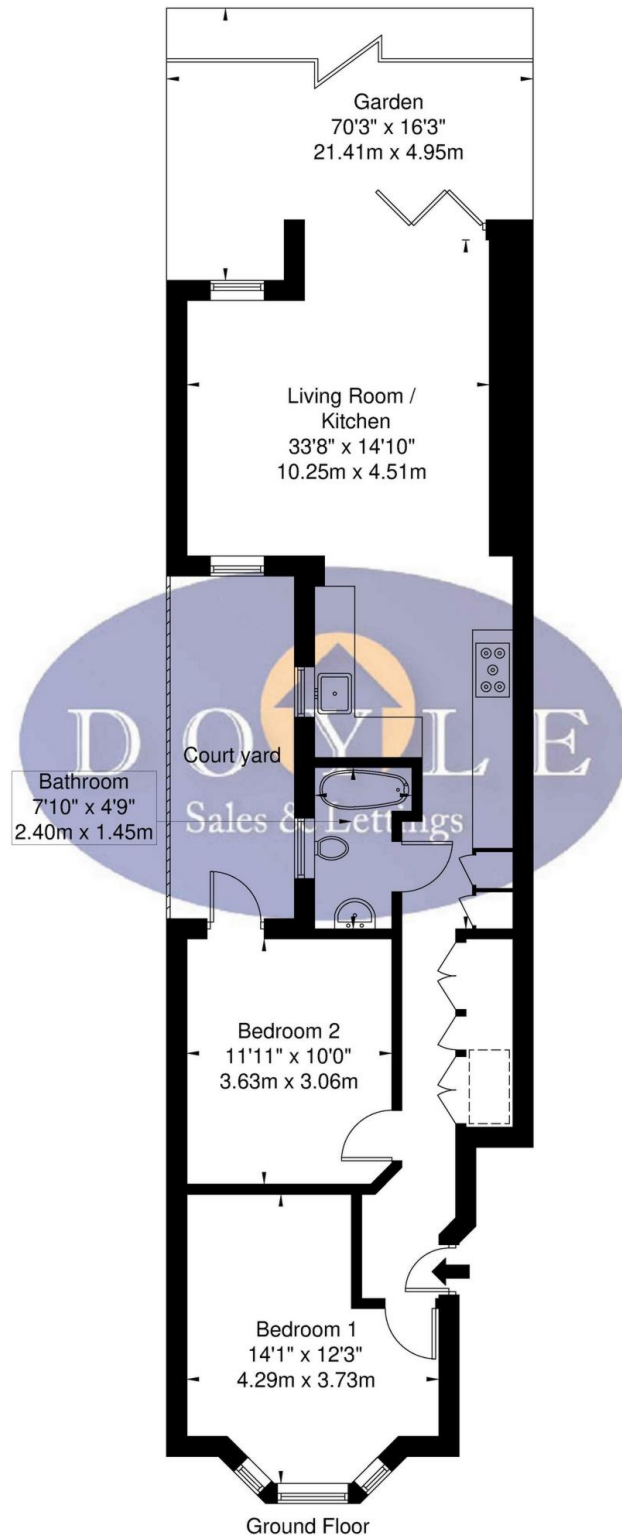
A stunning chain free 2 double bedroom ground floor conversion flat with 70 ft garden minutes from Hanwell station. The property benefits from a complete refurbishment program, neutral décor throughout and offers a rear extension and side return. Accommodation comprises shared entrance hall, main bedroom with bay window, second double bedroom with private patio area, family bathroom and open plan kitchen/living room with bi folding doors leading to a 70 ft private rear garden with large decked area. Advantages with this property are share of freehold, no onward chain and an exceptional standard of finish, fixtures and fittings. Situated within a short walk to Hanwell mainline station (Crossrail), good schools, bus routes, parks, road networks and shops.





Church Road, W7 1LB

Approx. Gross Internal Area = 69.8 sq m / 751 sq ft



Ref

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B L E U
P L A N

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

EPC Rating C

| Energy Efficiency Rating | | |
|--|--|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |