

£599,950 Green Lane, Hanwell, W7



- · 2 Bedrooms
- · 2 Reception Rooms
- Rear Access
- Excellent School Catchment
- Private Rear Garden
- Popular Olde Hanwell

A well presented 2 double bedroom family home full of character and charm throughout. The accommodation comprises entrance hallway, reception room, second reception room, modern kitchen and extended breakfast room. On the first floor there are two double bedrooms, family bathroom and access to the loft, perfect for conversion subject to planning permission. The property benefits from a private rear garden with artificial grass and useful rear access. Green Lane is situated close to the Grand Union Canal and the popular Fox pub, in a great school catchment area, within easy access to Hanwell station (Crossrail), Boston Manor station (Piccadilly line), road networks, bus routes, parks and shops.









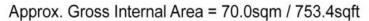




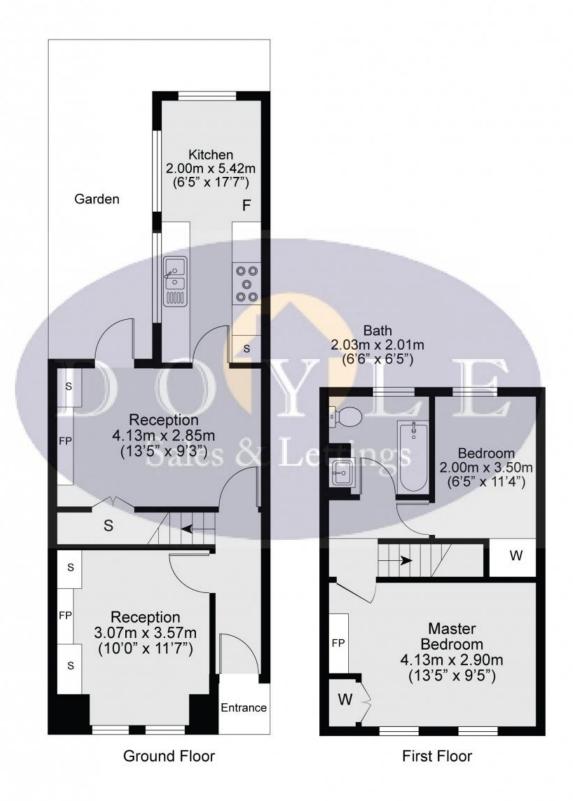




Green Lane, W7 2PB











Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

 $11\ Broadway\ Buildings, Boston\ Rd, Hanwell, London, W7\ 3TT \qquad T:\ 020\ 8840\ 0171 \qquad E:\ info@doyles ales and lettings. co.uk \qquad W:\ www.doyles ales and l$

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 D



