



**£599,950**

**Montague Road, Hanwell, W7**

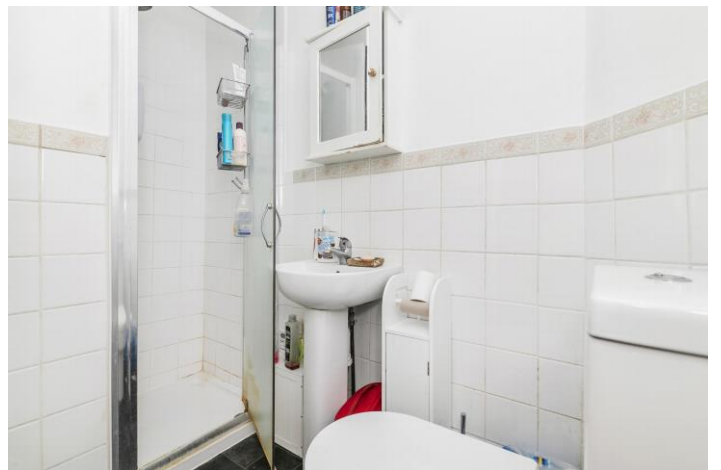


- 3 Bedrooms
- 2 Bathrooms

- Opportunity To Extend
- Close To Crossrail

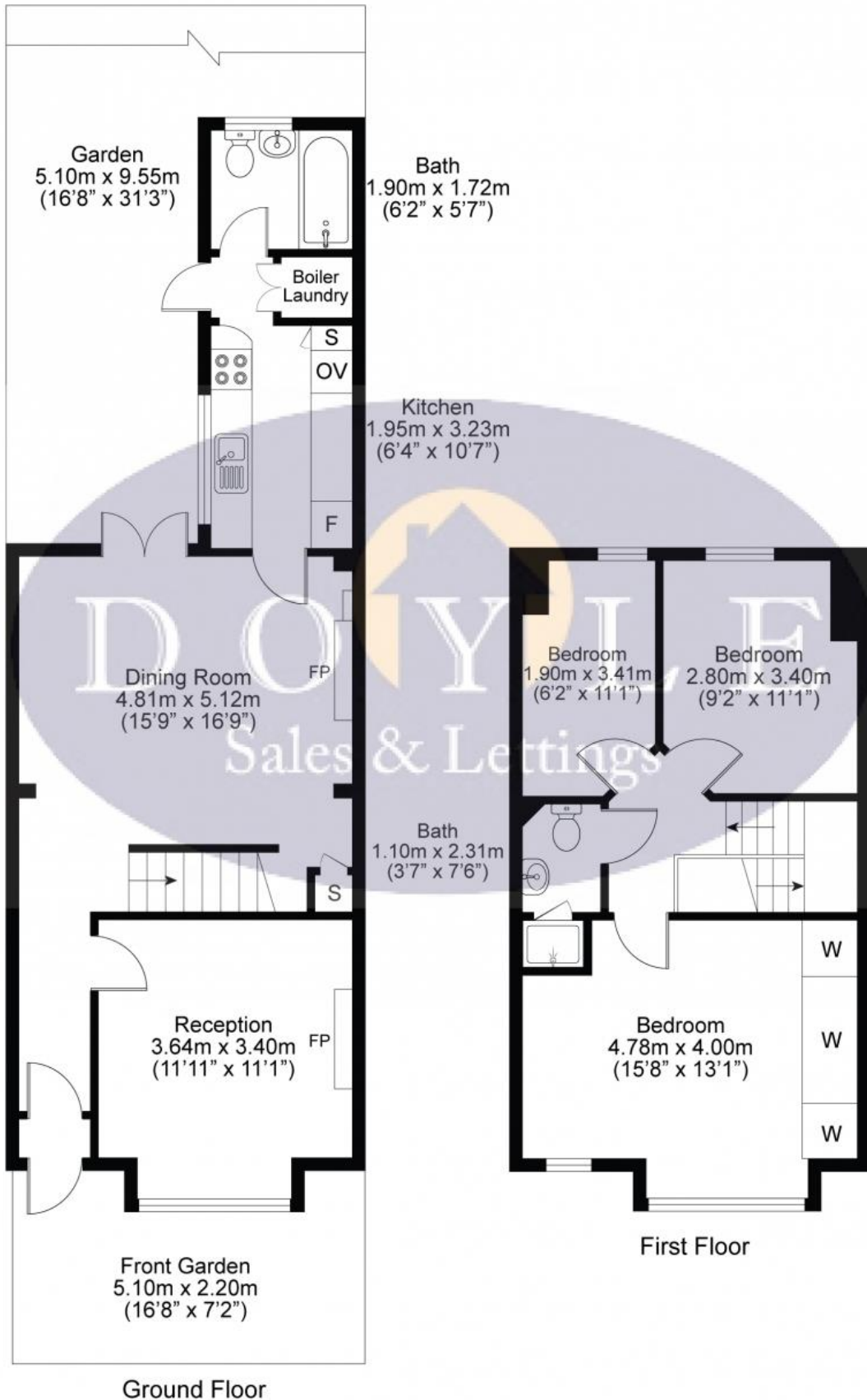
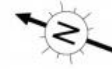
- 1,066 Sq Ft
- Chain Free

A chain free, 3 bedroom, 2 bathroom, family home in a convenient Hanwell location. Accommodation of over 1,000 sq ft comprises entrance hall, bay fronted lounge, rear dining room, kitchen and family bathroom. On the first floor there are 3 bedrooms, shower room and access to loft space. This home benefits from an opportunity to convert the loft space (STPP), front and rear gardens, the latter easy to maintain with rear access and offered chain free. Montague Road is an ideal location for Hanwell (Crossrail) and Boston Manor (Piccadilly) stations, great schools, parks, canal, bus routes and road networks.



# Montague Road W7 3PG

Approx. Gross Internal Area = 99.0sqm / 1066.0sqft



## 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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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

