



**£899,950**

**Station Road, Hanwell, W7**



- 4 Double Bedrooms
- 3 Room Basement
- Stunning Condition
- Full Width Rear Extension
- Almost 2,500 Sq Ft
- Close To Crossrail

A Stunning 4 double bedroom period property arranged over 4 floors in Hanwell Village close to the much anticipated Crossrail. This family home has been tastefully extended to the highest of standards into the loft, the ground floor and basement to create a dream home. The accommodation which is almost 2,500 sq ft comprises, entrance hallway, large bay fronted reception room, dining room, guest WC and modern full width extended kitchen/family room with bi folding doors to a well maintained private garden. The first floor hosts 3 double bedrooms and family bathroom. The loft conversion boasts a spacious master bedroom and separate shower room. The 3 room basement level is perfect as a play or office area. Station Road is a perfect location for Hanwell (Crossrail) and Boston Manor (Piccadilly line) stations, excellent schools, parks, shops, bus routes and road networks.



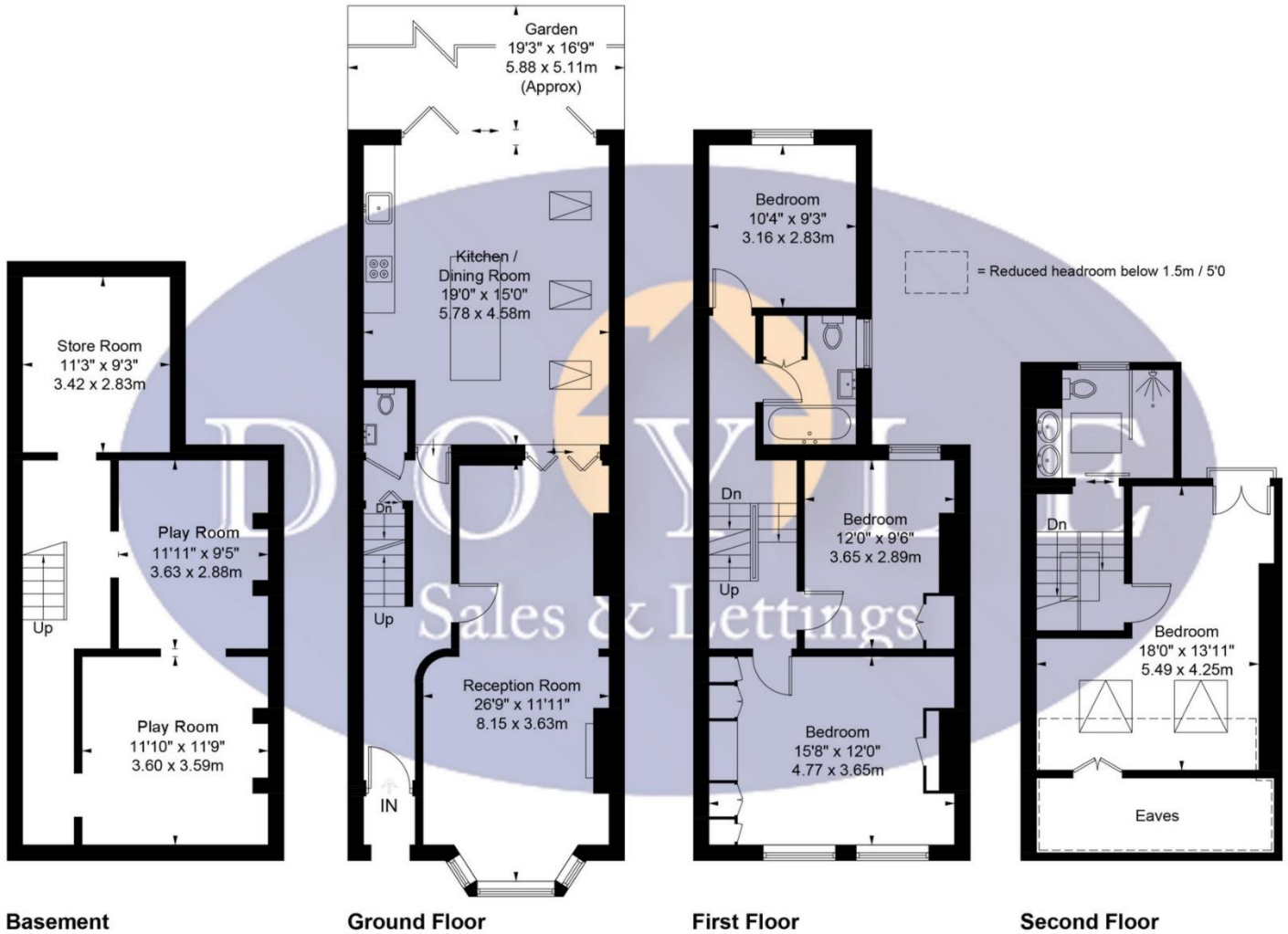
# Station Road, W7 3JD

Approximate Gross Internal Area = 1860 sq ft / 172.83 sq m  
(Excluding Reduced Headroom & Eaves)

Basement = 490 sq ft / 45.5 sq m

Reduced Headroom & Eaves = 125 sq ft / 11.6 sq m

Total = 2475 sq ft / 229.93 sq m



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, search, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted area approximate and should not be used to value a property or be the basis of any sale or let.

## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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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.

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

## EPC Rating C

