



**£680,000**

**St Margarets Road, Hanwell, W7**



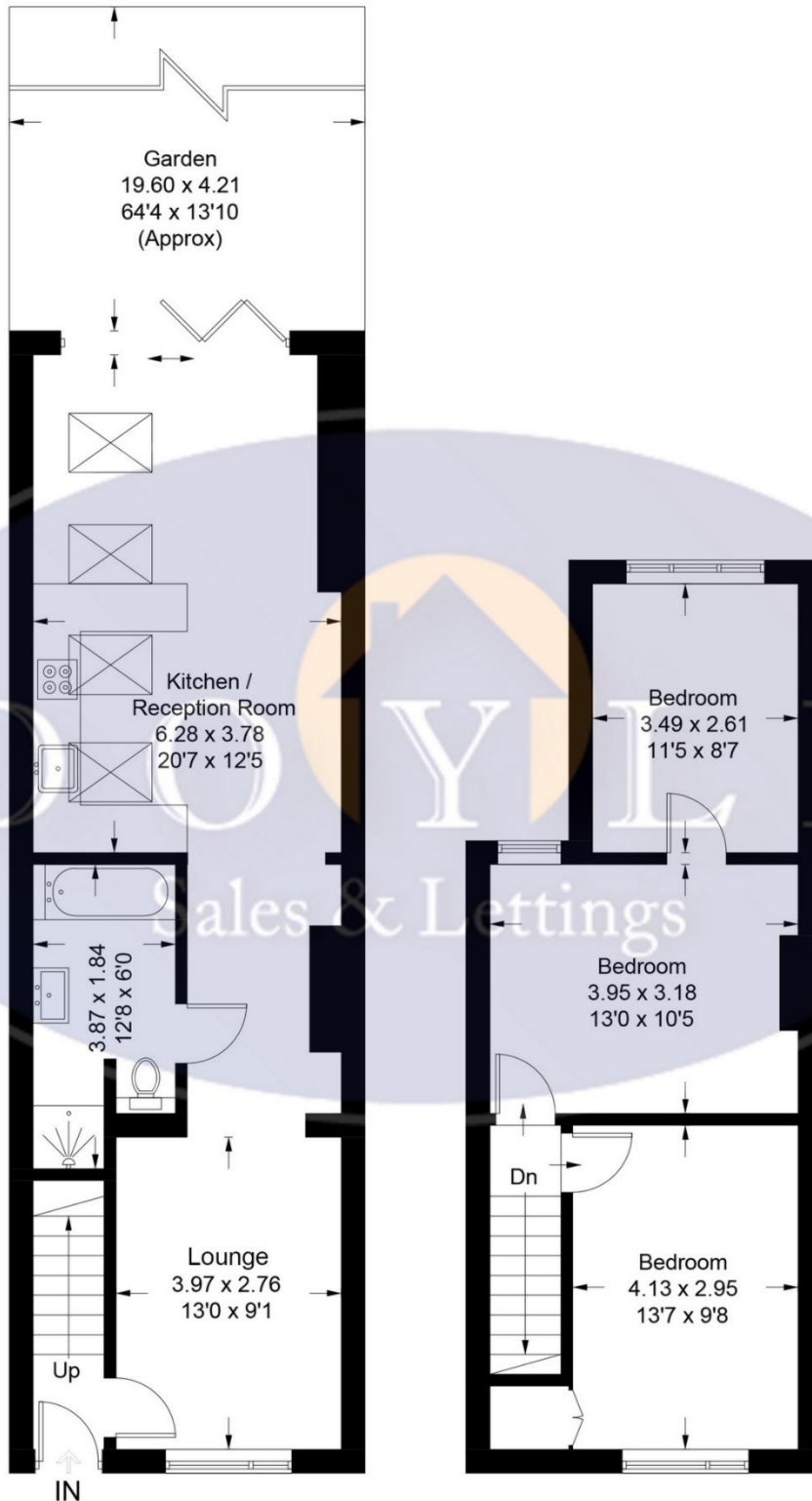
- 3 Double Bedrooms
- Large Rear Garden
- Almost 1,000 Sq Ft
- Extended Kitchen / Diner
- Excellent School Catchment
- Chain Free

A beautifully presented and extended, chain free, 3 double bedroom, Victorian family home located in the very popular area of Olde Hanwell. The ground floor accommodation comprises front reception, large family bathroom with bath and separate stand alone shower and stunning extended kitchen / diner with bi folding doors leading out to large mature rear garden. Upstairs boasts 3 double bedrooms and useful loft space. There are front and rear gardens, the latter almost 65 ft, mature and with useful rear access. Situated close to the Grand Union Canal and the popular Fox pub, the property falls into an excellent school catchment and located within easy access to Hanwell (Crossrail) and Boston Manor (Piccadilly) stations, bus routes, road networks, parks, shops and the wonderful open space of Warren Farm.



# St. Margaret's Road, W7 2PL

Approximate Gross Internal Area = 91.6 sq m / 986 sq ft



**Ground Floor**  
53.5 sq m / 576 sq ft

**First Floor**  
38.1 sq m / 410 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate.

This floorplan is for illustrative purposes only and not to scale.

Measured in accordance with RICS standards. © www.prerspective.co.uk

## 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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## EPC Rating D

