



**£475,000**

**Church Road, Hanwell, W7**



- 3 Bedrooms
- Almost 1,000 Sq Ft
- 2 Bathrooms
- Share Of Freehold
- Private Garden
- Chain Free

A well presented, extended, chain free, 3 bedroom, Victorian garden maisonette minutes from Hanwell station and with share of freehold. Set over 2 levels, The property with almost 1,000 sq ft comprises front reception room, eat in kitchen, double bedroom, single bedroom and family bathroom. The loft conversion boasts a spacious main bedroom with en suite shower room and eves storage. Further Benefits include share of freehold, chain free, own entrance and delightful private rear garden with direct and rear access. Situated within a short walk to Hanwell station (Crossrail), Church Road is perfect for good schools, bus routes, parks, local shops and road networks.

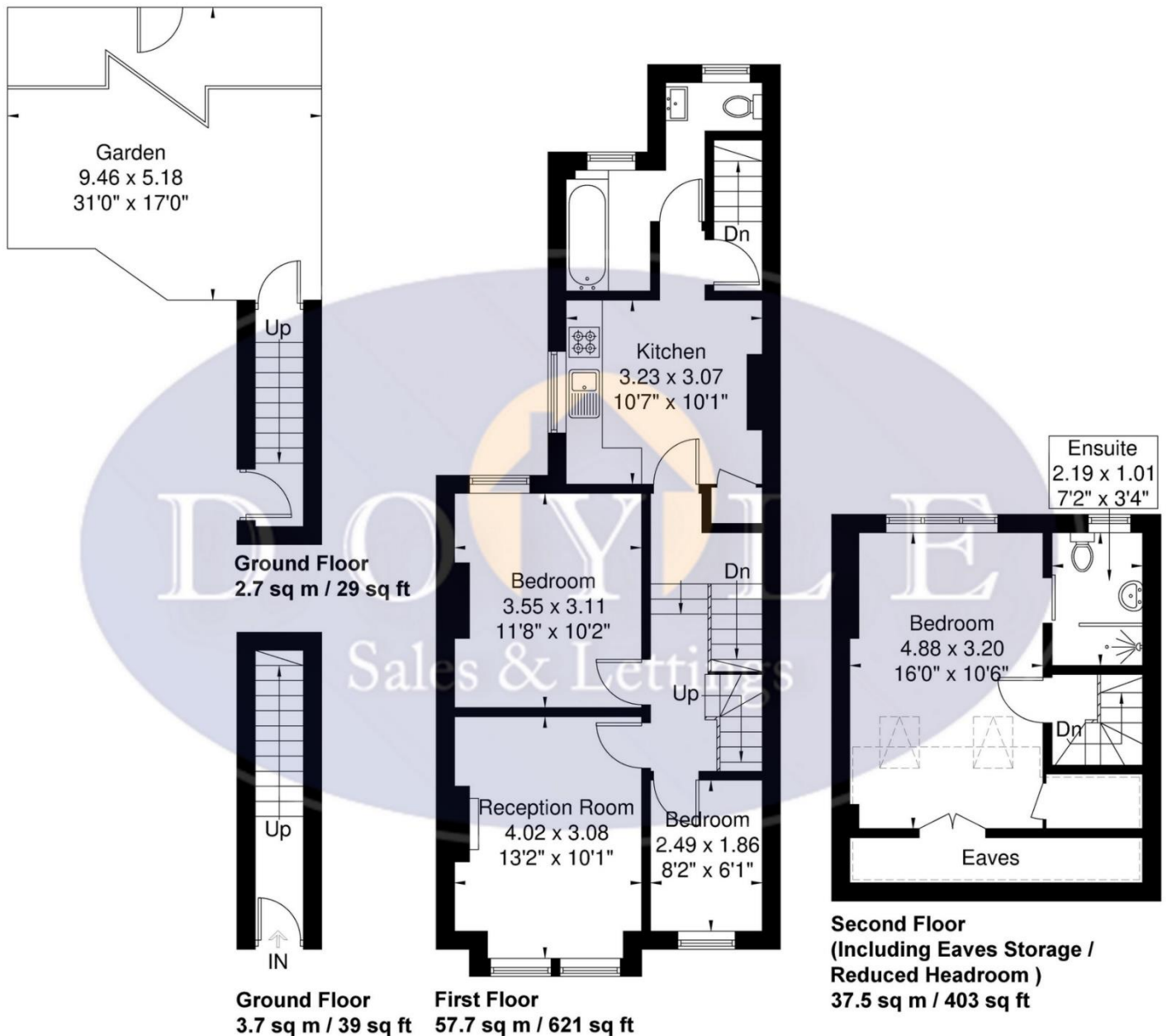




# Church Road W7 1DL

Approximate Gross Internal Area  
(Excluding Eaves Storage / Reduced Headroom)  
87.8 sq m / 945 sq ft

Eaves Storage / Reduced Headroom = 13.8 sq m / 147 sq ft  
Total = 101.6 sq m / 1092 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.

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Map



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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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