

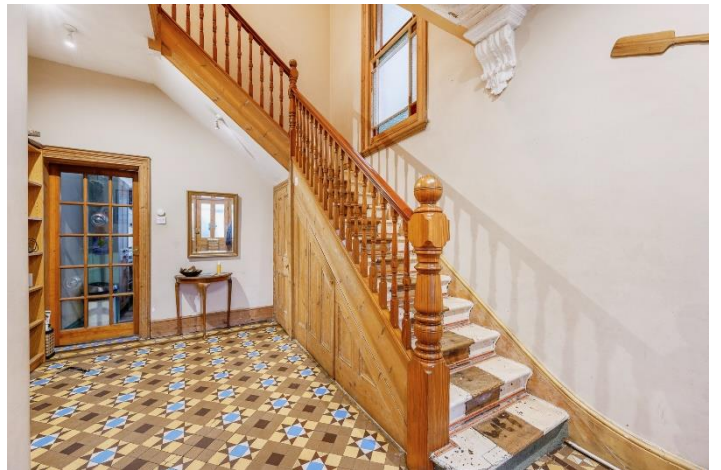


## £1,400,000 Offers Over Church Road, Hanwell, W7



- 4 Double Bedrooms
- Large Garden Studio
- Over 2,200 Sq Ft
- Opportunity To Extend
- Semi Detached
- Chain Free


A substantial, chain free, semi detached, 4 double bedroom, family home in Golden Manor and close to Crossrail. Boasting over 2,200 sq ft of accommodation, high ceilings, period features and large loft. The layout of this attractive brick fronted property comprises wide entrance hallway, spacious front lounge, second reception room, kitchen, extended breakfast room, utility room with shower and guest WC. Upstairs hosts 4 double bedrooms, family bathroom and loft access perfect for a spacious loft conversion. The large mature south west facing garden benefits from a spacious studio perfect for someone working from home. Church Road is an ideal location for Hanwell (Crossrail) and Boston Manor (Piccadilly) stations, great schools, bus routes, road networks, parks and shops.

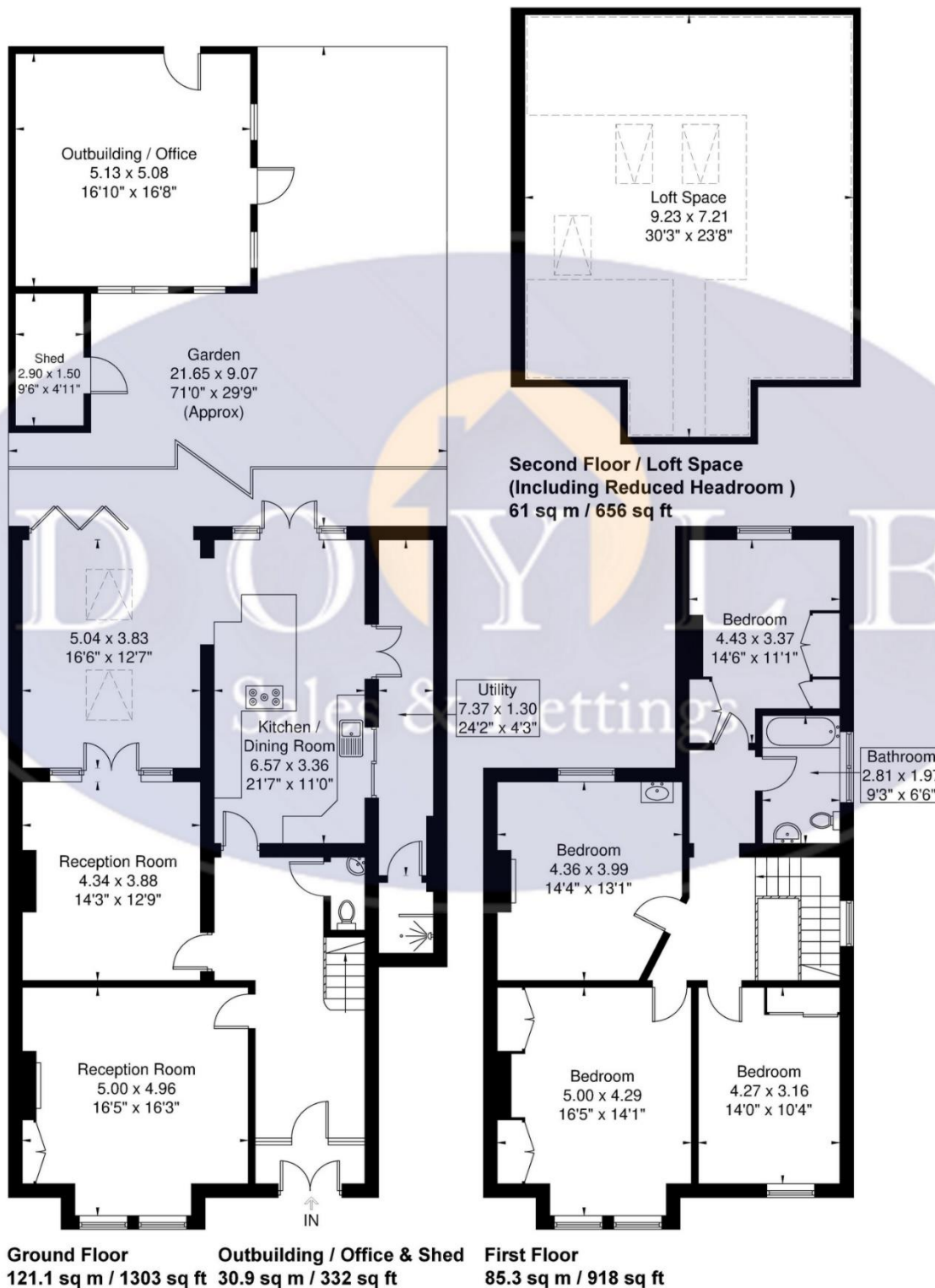


# Church Rd, W7 3BH

Approximate Gross Internal Area = 206.4 sq m / 2221 sq ft  
 Second Floor / Loft Space = 61 sq m / 656 sq ft  
 (Including Reduced Headroom )  
 Outbuilding / Office & Shed = 30.9 sq m / 332 sq ft  
 Total = 298.3 sq m / 3209 sq ft



 = Reduced headroom below 1.5m / 5'0"



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



### 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)

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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 E

