



£750,000

Deans Road, Hanwell, W7



- 3/4 Bedrooms
- 2 Reception Rooms
- Almost 1,200 Sq Ft
- Front & Rear Gardens
- Opportunity To Extend
- Excellent Location


A well-presented and spacious 3 bedroom plus loft room Edwardian family home in an ideal location for schools and much anticipated Crossrail. At over 1,000 sq ft, the accommodation comprises entrance hallway, spacious bay fronted main reception, rear dining room and modern kitchen. On the first floor are 3 bedrooms and luxury bathroom with roll top bath. The top of the house comprises a delightful loft room with storage in the eaves. There are front and rear gardens, the rear garden is mature and easy to maintain. Deans Road is a popular and peaceful tree lined road and the LTN affords a no throughfare with residents permit parking. Perfectly located for Hanwell (Crossrail) and Boston Manor (Piccadilly) stations, bus routes, road networks, shops and a great school catchment including, St Josephs, Oaklands, St Marks primary schools and Elthorne, Gunnersbury and Drayton Manor secondary schools.

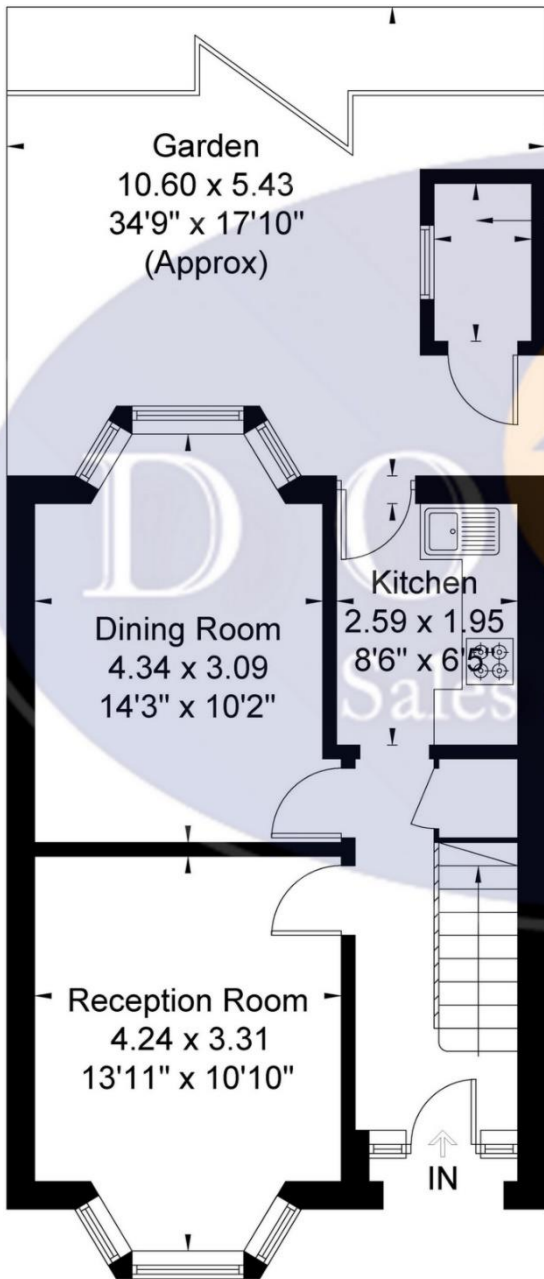


Deans Road, W7 3QB

Approximate Gross Internal Area
 95.7 sq m / 1028 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 14.7 sq m / 158 sq ft
 Total = 110.4 sq m / 1186 sq ft

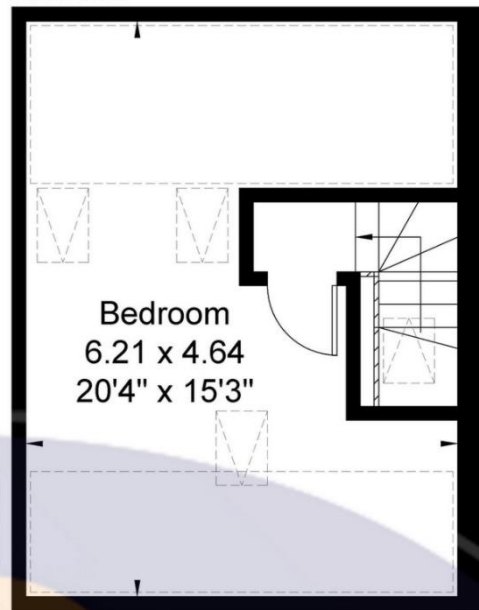


 = Reduced headroom below 1.5m / 5'0"

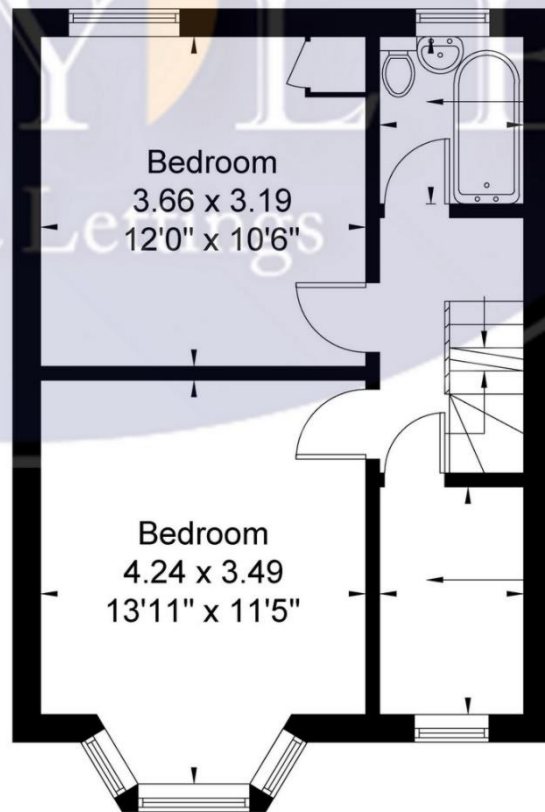


Ground Floor
 40.5 sq m / 435 sq ft

Store
 1.68 x 1.05
 5'6" x 3'5"



Second Floor
 (Including Reduced Headroom)
 28.9 sq m / 311 sq ft



First Floor
 39.2 sq m / 421 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.

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.

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