



£630,000

Elmbank Way, Hanwell, W7



- 3 Bedrooms
- End Of Terrace
- Opportunity To Extend
- 70 Ft Garden With Garage
- Chain Free
- Almost 1,100 Sq Ft

A chain free, large mock tudor style, 3 bedroom, end of terrace, family home, with garage in a very popular part of Hanwell. The property, boasting loads of original features, comprises spacious entrance hall, front reception, dining room, kitchen and conservatory with access to a large private rear garden benefitting from side entrance and a garage. On the first floor are 2 good double bedrooms, larger than average single, family bathroom and separate toilet. There is also potential for a loft and rear extension conversions STPP. Elmbank Way is conveniently located for Hanwell station (Crossrail / Elizabeth line), great bus routes and road networks, local shops, Hanwell Zoo, parks and excellent schools such as Brentside, Drayton Manor, Cardinal Wiseman, Hobbayne, St Joseph's, Mayfield and the Andre Malraux French School.

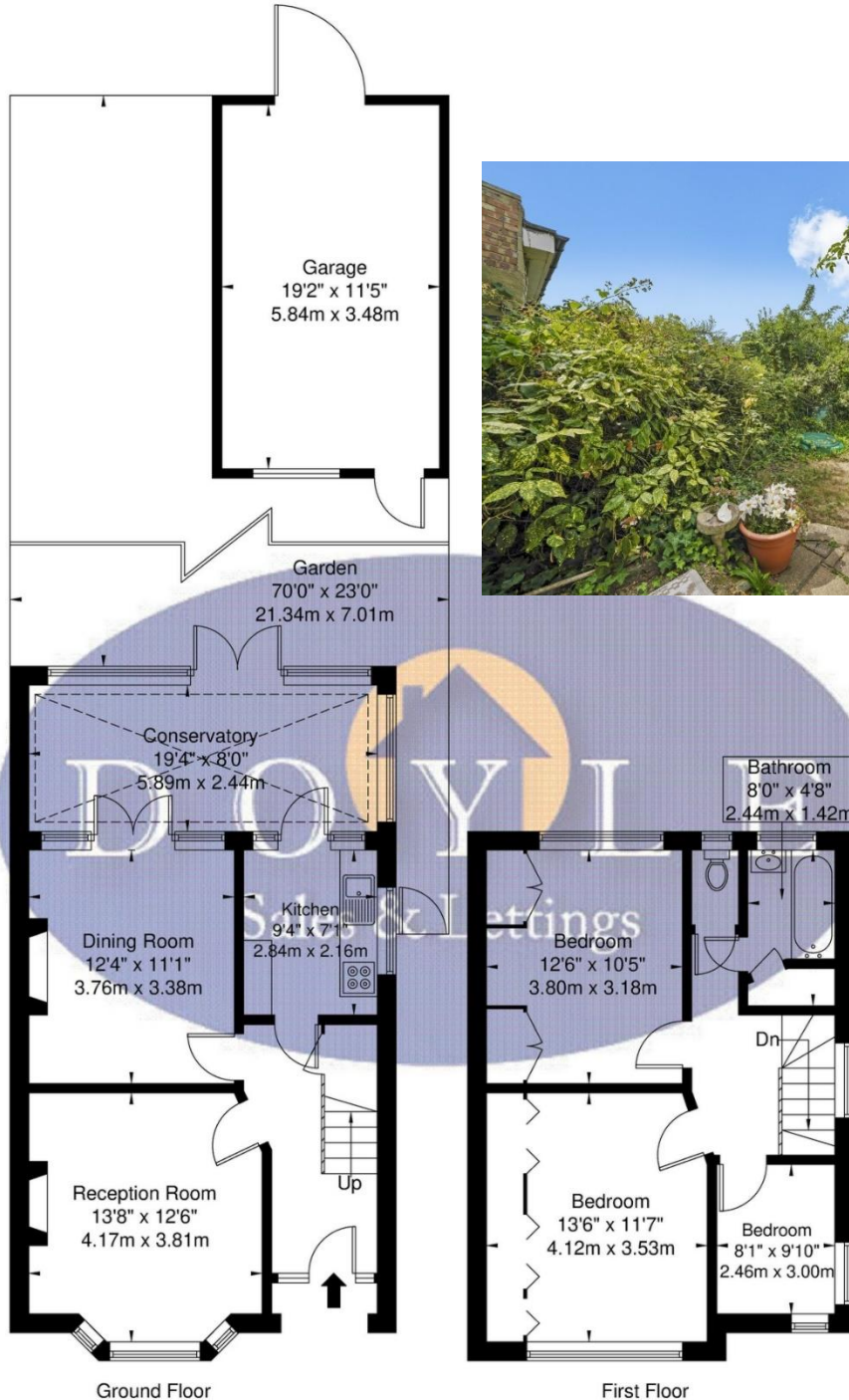
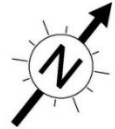


Elmbank Way, W7 3DG

Approx. Gross Internal Area = 99.5 sq m / 1071 sq ft

Garage = 20.5 sq m / 220 sq ft

Total = 120.0 sq m / 1291 sq ft



Ref

Copyright

**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

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 W: www.doylesalesandlettings.co.uk

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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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

EPC Rating D

