



**£499,950**

**Benham Road, Hanwell, W7**



- 2 Bedrooms
- End Of Terrace
- Over 50 FT Garden
- Opportunity To Extend
- Side Access
- Chain Free

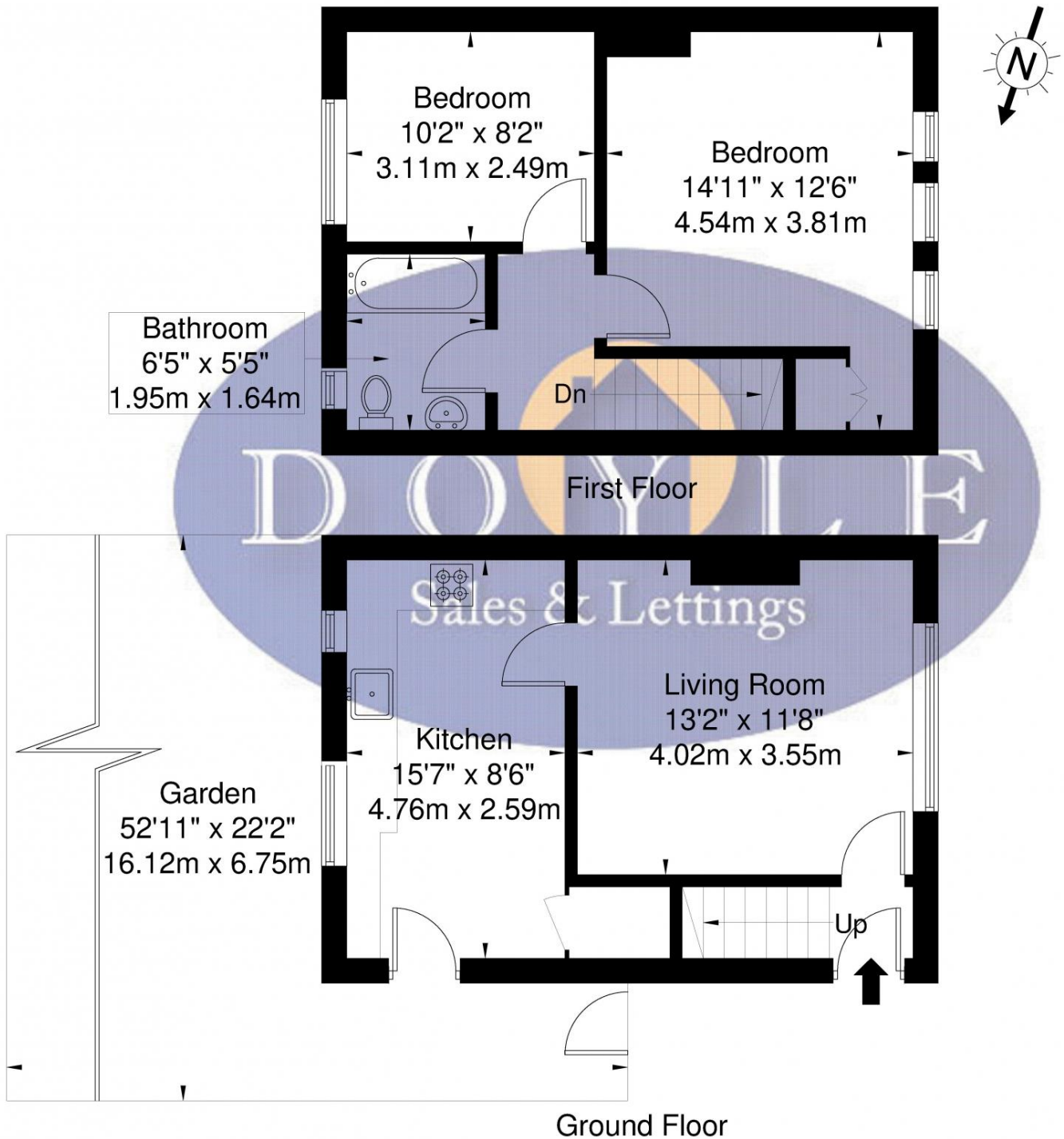
A stunning chain free, 2 bedroom, end of terrace, freehold family home close to great schools and transport links. The accommodation which offers a high standard of fittings and decoration comprises entrance hallway, spacious lounge, modern kitchen with breakfast bar, two good sized bedrooms and family bathroom. This property also benefits from chain free, large loft space and front and rear gardens, the latter with side access and over 50 ft in length. This family home offers an opportunity to extend the property subject to the relevant permissions. Benham Road is perfectly located for Hanwell (Crossrail) and Castle Bar Park (National Rail) stations, bus routes, road networks, good schools, parks and local shops.





# Benham Road W7 1AQ

Approx. Gross Internal Area = 64.2 sq m / 690 sq ft



Ref

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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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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.

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

## EPC Rating C

