



£1,250,000

Boston Road, Hanwell, W7



- 6 Bedrooms
- Substantial Detached
- Over 3,000 Sq Ft
- 4 Receptions & Garage
- Off Street Parking
- Chain Free

A substantial, chain free, 6 bedroom, 4 reception, detached, family home, over 3,000 sq ft with parking and a garage in a fantastic location rarely comes to the sales market. Accommodation comprises wide entrance hallway, 4 receptions, conservatory, guest WC and kitchen with pantry. On the first floor there are 3 double bedrooms, large single bedroom and family bathroom with his and hers sinks and separate shower. The loft offers 2 further bedrooms and another bathroom. The front of the property benefits from off street parking for several cars and a garage, with the rear boasting a large mature private garden over 14 metres in width. Boston Road is located a short distance from Boston Manor (Piccadilly) and Hanwell (Crossrail) stations, bus routes, road networks, local shops, parks and restaurants. This property is in a very good school catchment and is offered chain free.

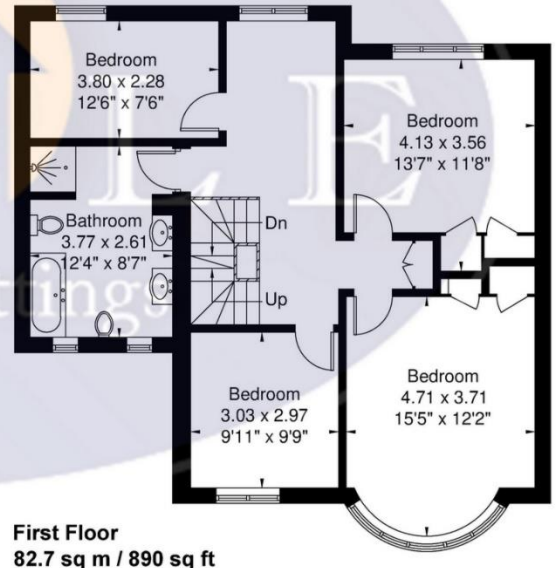
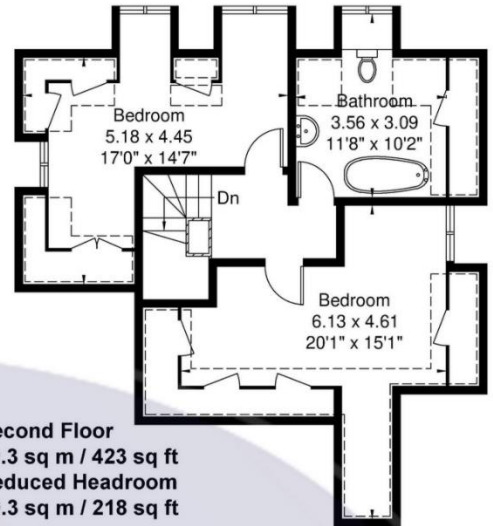
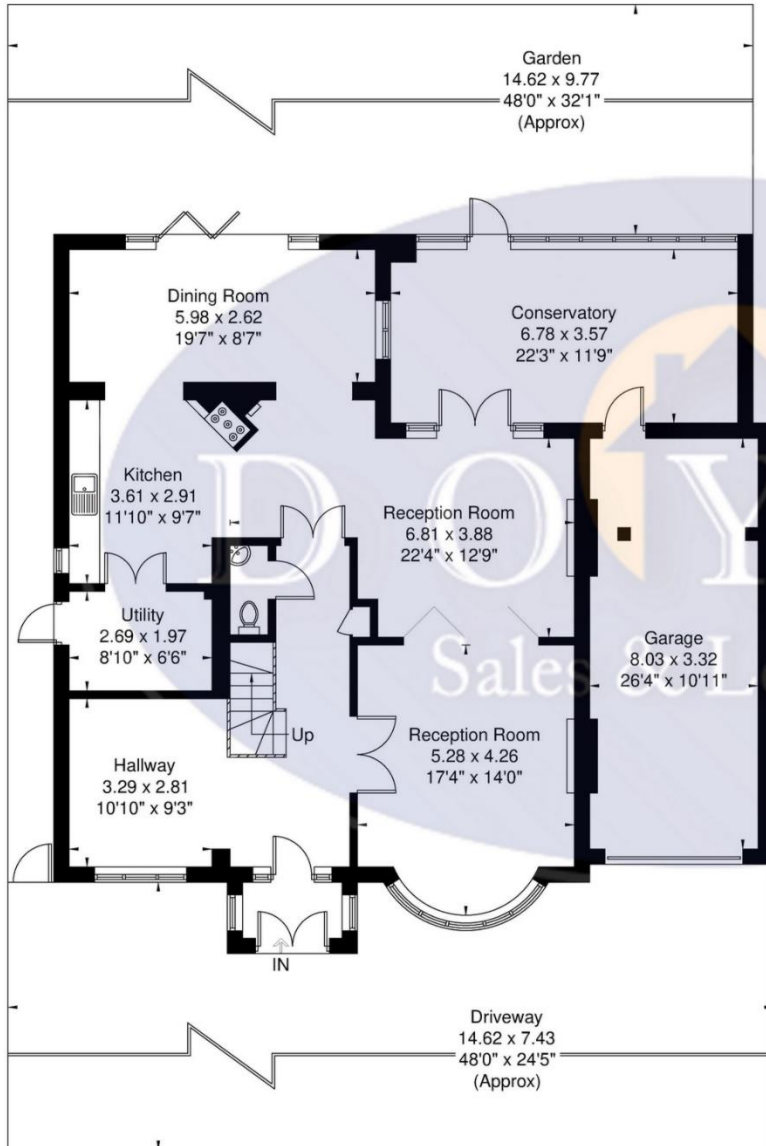


Boston Road W7 2AT

Approximate Gross Internal Area = 292.2 sq m / 3145 sq ft
 Reduced Headroom = 20.3 sq m / 218 sq ft
 Total = 312.5 sq m / 3363 sq ft
 (Including Garage)



= 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

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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

