



£1,350,000

Campbell Road, Hanwell, W7



- 5 Bedrooms
- End Of Terrace
- Air Conditioning Throughout
- Cinema Room / Office
- Hi -Tech Smart Home
- Chain Free

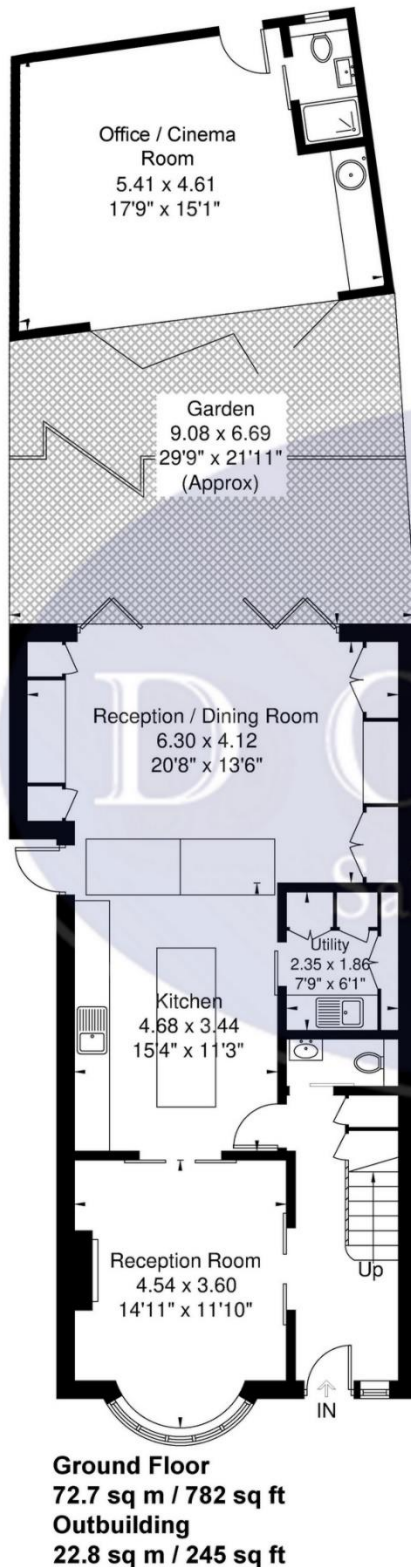
A spectacular, one of a kind, interior designed, 5 bedroom, end of terrace, state of the art home with parking moments from Hanwell Crossrail station. Extended and designed to create the highest specification family home with smart technology and air conditioning throughout, this family home offers a high standard in modern luxury. The ground floor comprises wide entrance hallway, generous living room, stunning fully fitted kitchen with centre island, dining area with second reception, utility room and guest WC. Full bi folding doors lead to a private low maintenance garden and to a stunning studio/office/cinema room with full entertainment system, shower room and air conditioning and rear access to parking area. The first floor has 4 bedrooms, 3 with built in wardrobes and family bathroom with underfloor heating. The second floor boasts spacious master bedroom, en suite shower room, private dressing room and landing area perfect as a work from home area. Benefits with this stunning property include spacious front garden, underfloor heating in the entire ground floor, side access, surround sound, plug and play technology and chain free. Campbell Road is ideally located for Hanwell mainline station (Elizabeth line, Crossrail), bus routes, road networks, excellent schools, Bunny Park with Hanwell Zoo, Brent Valley Golf course, restaurants and local shops.





Campbell Road W7 3EA

Approximate Gross Internal Area = 147.7 sq m / 1590 sq ft
 Eaves Storage / Reduced Headroom = 13.1 sq m / 141 sq ft
 Outbuilding = 22.8 sq m / 245 sq ft
 Total = 183.6 sq m / 1976 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.
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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 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





CAMPBELL ROAD

W7

SPECIFICATION

SPECIFICATION SHEET

KEY FEATURES

- Interior designed
- Smart Home with full automation capability (plug and play)
- Home cinema entertainment system
- Bespoke kitchen, Built-in wardrobes & cupboards
- Private off street parking
- Air-conditioning to all living and bedrooms
- Landscaped and irrigated gardens
- Airconditioned Garden entertainment media room/studio

INTERIORS

- Luxury Flooring - Amtico
- Premium 10-year guarantee Carpets - Cormar Carpets
- Designer Light fittings
- LED feature lighting throughout
- Paint colours - Farrow & Ball
- Appliances - Bosch
- Fireplace (Bioethanol) - Bio Fires Kensington
- Countertops (throughout) - Quartz
- Aluminium Bifold doors - Cortizo
- Designer door furniture (Ironmongery)

A lifestyle
HOME



SPECIFICATION

SPECIFICATION SHEET

TECHNOLOGY

- Smart Home Cabling Infrastructure throughout
- iPad wall control
- Whole-home WiFi - Cisco
- Smart Lighting controls - Lutron RA2 Select
- Smart Heating controls - Heatmiser
- Perimeter CCTV - Hikvision
- Burglar alarm - Texecom
- Video doorbell - Ring
- Media/Cinema Room - Control4 automation
- Samsung Frame discrete TV
- Car charging point
- TV points in all rooms

PLUMBING

- Underfloor heating
- Boiling hot water tap(s) - Kitchen & Bar areas
- Boiler - Valiant System Boiler
- Pressurised water system throughout
- Gas Hob - Bosch
- Automated Garden irrigation system

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HOME