



£750,000

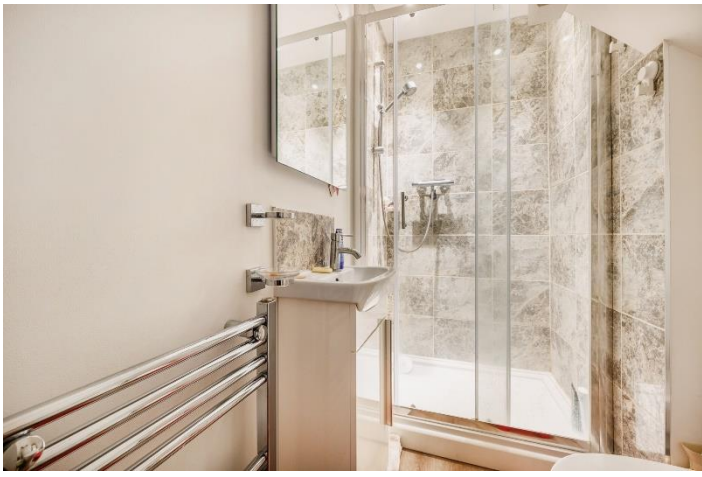
Boston Road, Hanwell, W7



- 3 Double Bedrooms
- All En Suite
- Almost 1,400 Sq Ft
- Close To Crossrail
- Off Street Parking
- Chain Free

A beautifully presented, chain free, 3 double bedroom - all en suite, extended family home with parking close to Crossrails Elizabeth line. This attractive property has been tastefully refurbished and extended into the loft and side return to create a fantastic living space flooding with natural light and fresh interiors. Comprising entrance hallway, front reception room, large dining room with storage area, stunning fitted kitchen, extended dining area and utility room with WC. Upstairs the first floor hosts 2 double bedrooms, both en suite and one with bath and walk through wardrobe. The top of the house boasts a fantastic loft conversion with en suite shower room. Added benefits include chain free, front garden, spacious and private rear garden, large shed and gated access for off street parking. Boston Road is ideally located within walking distance of Hanwell station (Crossrail) and Boston Manor tube station (Piccadilly line), in the catchment for great primary and secondary schools, close to parks, canal, shops, road networks and bus routes.





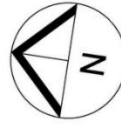
Boston Road W7 3SH

Approximate Gross Internal Area = 121.3 sq m / 1305 sq ft

Eaves Storage / Reduced Headroom = 7.0 sq m / 75 sq ft

Shed = 4.5 sq m / 48 sq ft

Total = 132.8 sq m / 1429 sq ft

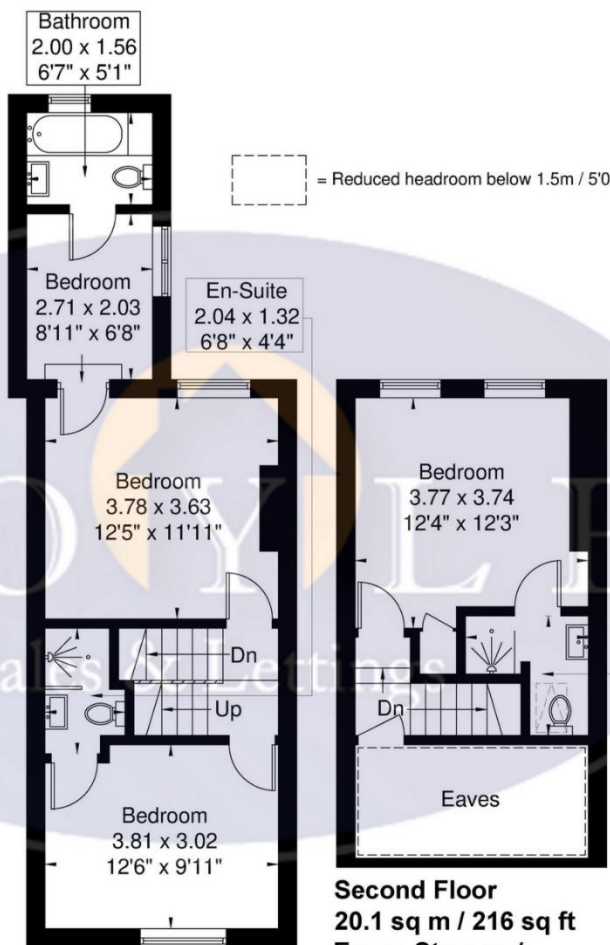


Ground Floor

58.9 sq m / 634 sq ft

Shed

4.5 sq m / 48 sq ft



First Floor

42.3 sq m / 455 sq ft

Second Floor

20.1 sq m / 216 sq ft

Eaves Storage /

Reduced Headroom

7.0 sq m / 75 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

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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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