



**£650,000**

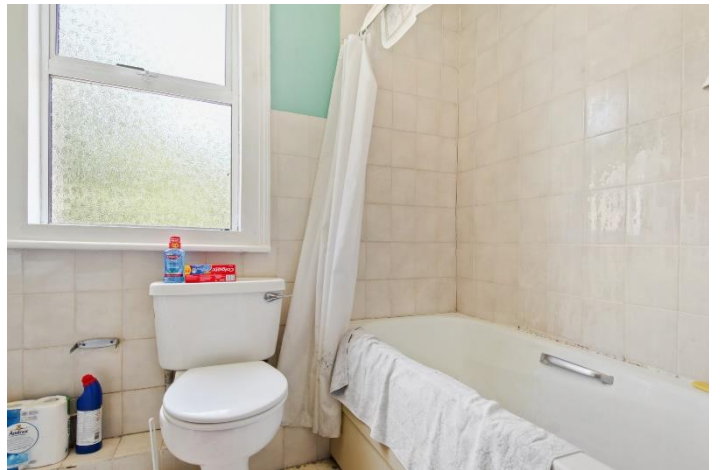
**Deans Road, Hanwell, W7**



- 3 Bedrooms
- Over 1,000 Sq Ft
- Large Rear Garden
- Extended Kitchen
- Opportunity To Convert Loft
- Close To Crossrail

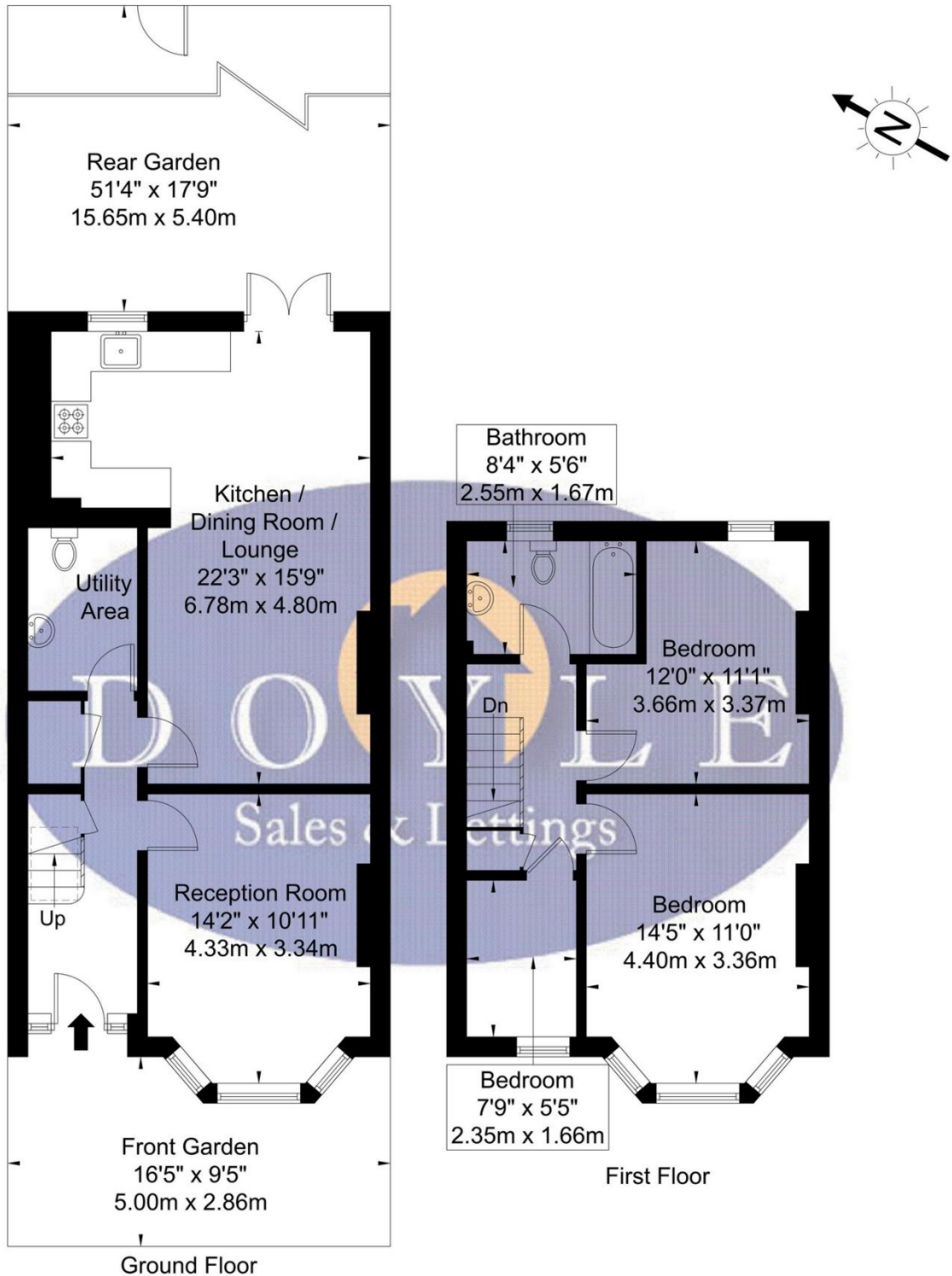
An extended 3 bedroom Victorian house in a prominent central Hanwell location close to the new Elizabeth line. The property comprises entrance hall, spacious bay fronted lounge, 2nd reception, guest WC/utility room and extended kitchen/diner. On the first Floor there are 3 bedrooms and a family bathroom. This family home benefits from a large private rear garden, front garden and an opportunity to extend into the loft (STPP). Deans Road is a popular and peaceful tree lined road and the LTN allows a quiet road with residents permit parking. Deans Road is conveniently located for Hanwell station (Crossrail), Boston Manor station (Piccadilly), great schools, an array of local shops on Hanwell Broadway, bus routes, road networks, canal and parks.





# Deans Road, W7 3QD

Approx. Gross Internal Area = 94.2 sq m / 1013 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](mailto:info@doylesalesandlettings.co.uk) W: [www.doylesalesandlettings.co.uk](http://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

