



£599,950

St Andrews Road, Hanwell, W7



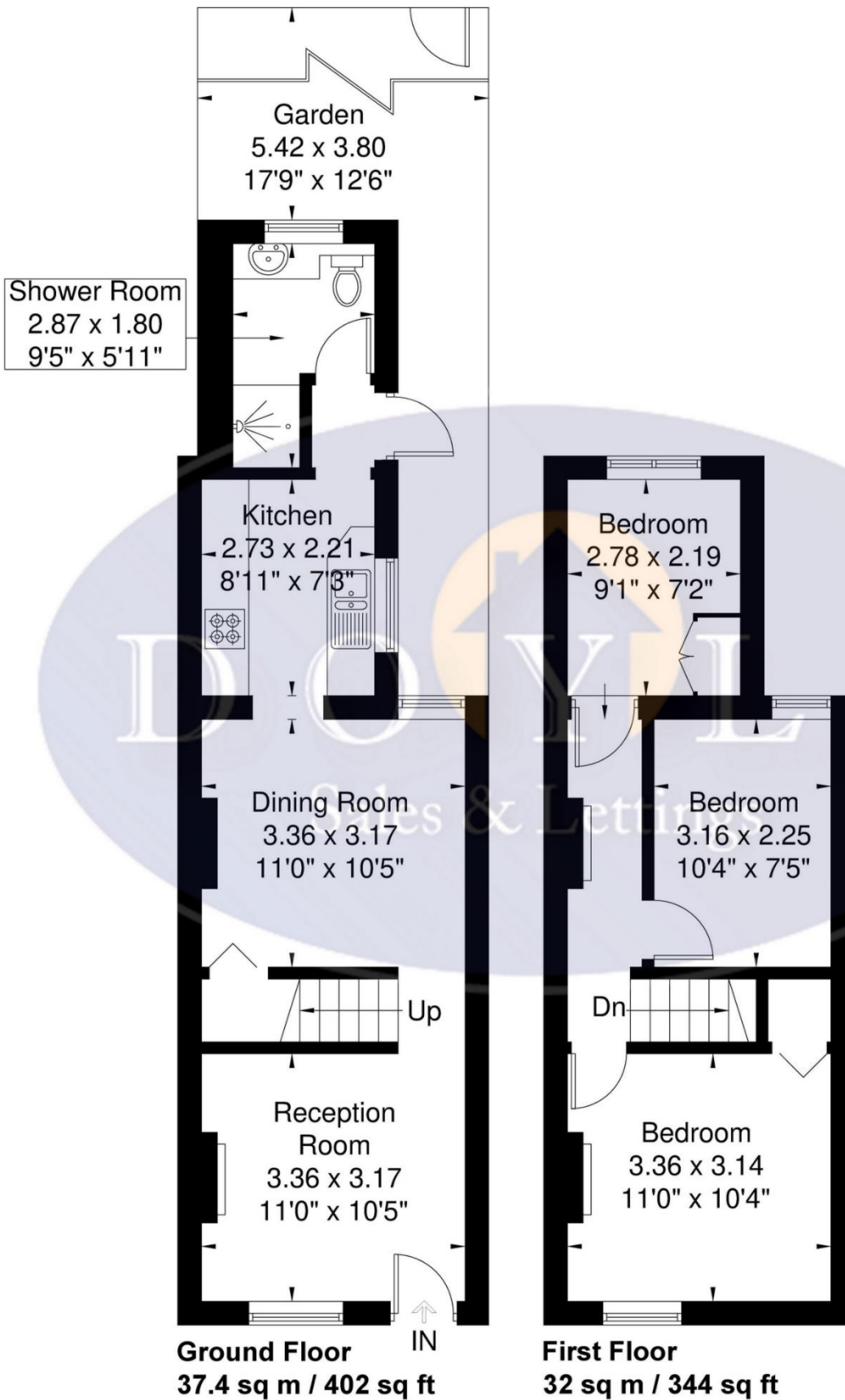
- 3 Bedrooms
- Quiet Private Road
- Secure Rear Access
- Opportunity To Extend
- 2 Reception Rooms
- Chain Free

A well-presented, chain free, three bedroom, classic brick fronted, Victorian cottage situated in a peaceful, private road in well renowned Olde Hanwell. The accommodation, which is well presented and retaining the classic charm such as stripped floorboards and offering good natural light, comprises front reception with working fireplace, dining room with under stairs storage, galley kitchen and shower room. The kitchen gives access to a well-established private rear garden with newly laid astro turf and secure gated access to the rear of the property. On the first floor, there are three good sized bedrooms and loft storage offering an opportunity to convert the loft space like other properties on the road (STPP). St Andrews Road is ideally located in a fantastic school catchment and with easy access to Hanwell station (Elizabeth line/Crossrail), Boston Manor station (Piccadilly), good bus routes, road networks, good shopping facilities and parks.



St Andrews Road W7 2NX

Approximate Gross Internal Area = 69.4 sq m / 747 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.

© www.perspective.co.uk

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 D

