



**£750,000**

**Cantley Road, Hanwell, W7**



- Detached
- 3 Bedrooms
- Off Street Parking
- Opportunity To Extend
- Garage
- Chain Free

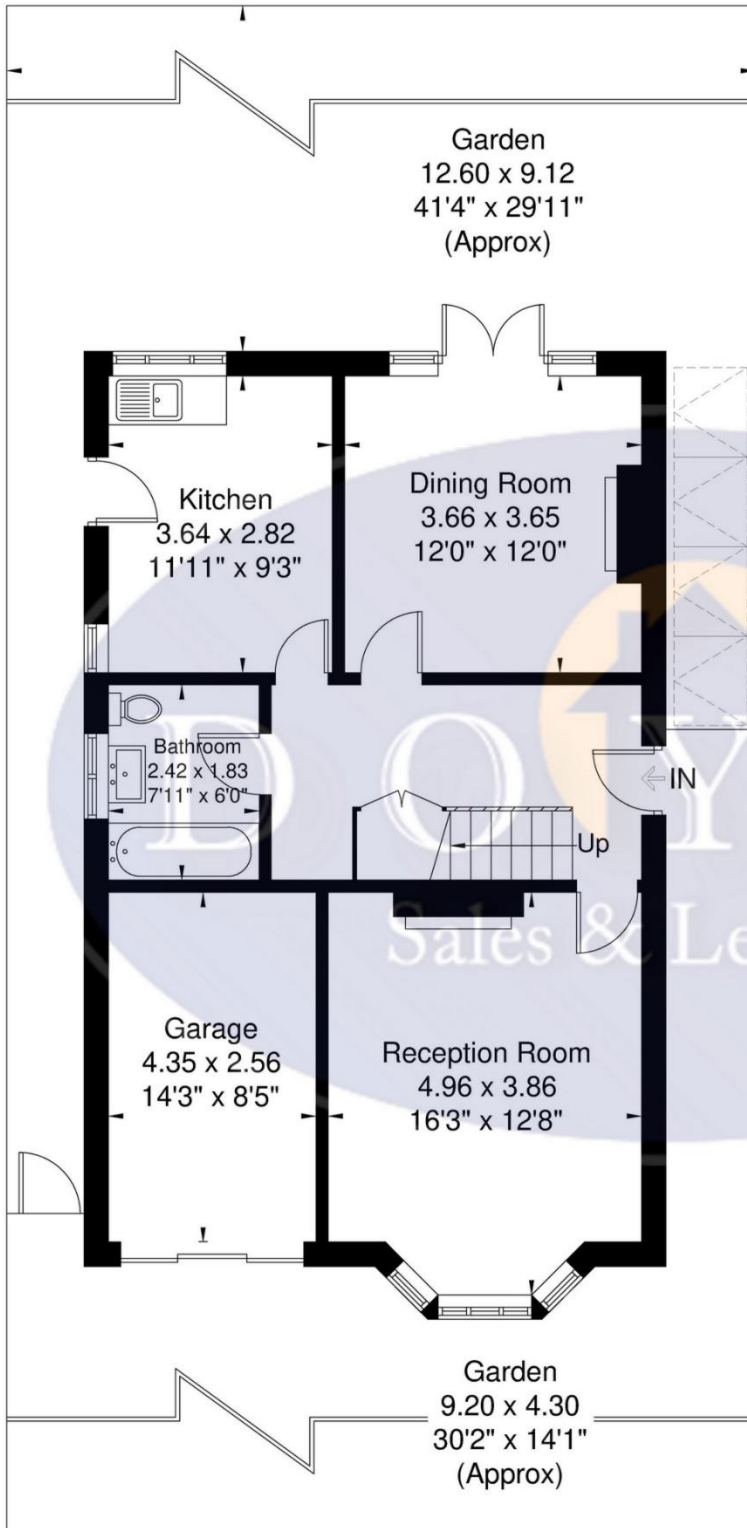
A rare opportunity to purchase a chain free, 3 bedroom, detached family home, with garage and off street parking, situated on a quiet road in a highly sought after location between the school catchment of Fielding and Elthorne Park High. The accommodation on the ground floor comprises of wide entrance hallway, formal front reception, dining room, spacious kitchen and family bathroom. The first floor offers 2 large double bedrooms with good storage and further single bedroom. Additional benefits include off street parking to the front, garage, parquet flooring, an opportunity to extend (STPP) and no onward chain. There are front and rear gardens the latter mature and private. Cantley Road is ideally located for Boston Manor (Piccadilly) and Northfields (Piccadilly) stations, bus routes, road networks, parks, restaurants, local shops and also falls into the popular Elthorne Park High School and Fielding Primary School catchment area.



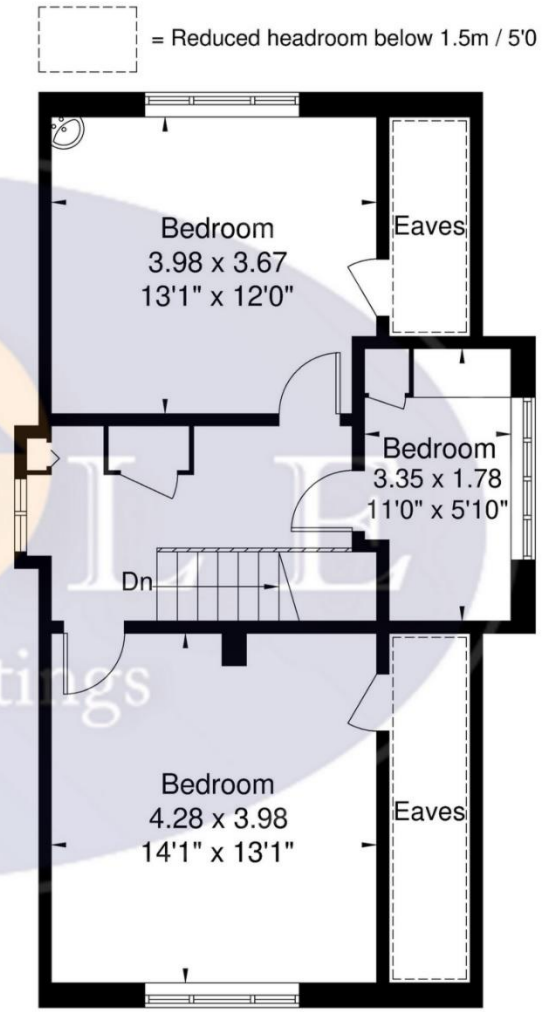


# Cantley Road W7 2BQ

Approximate Gross Internal Area = 119.4 sq m / 1285 sq ft  
 Eaves Storage / Reduced Headroom = 7.0 sq m / 75 sq ft  
 Total = 126.4 sq m / 1360 sq ft



**Ground Floor**  
 70.9 sq m / 763 sq ft



**First Floor**  
 48.5 sq m / 522 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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Written quotations available on request. All loans secured on property. Life assurance is usually required.

## EPC Rating D

