



£850,000

Deans Road, Hanwell, W7



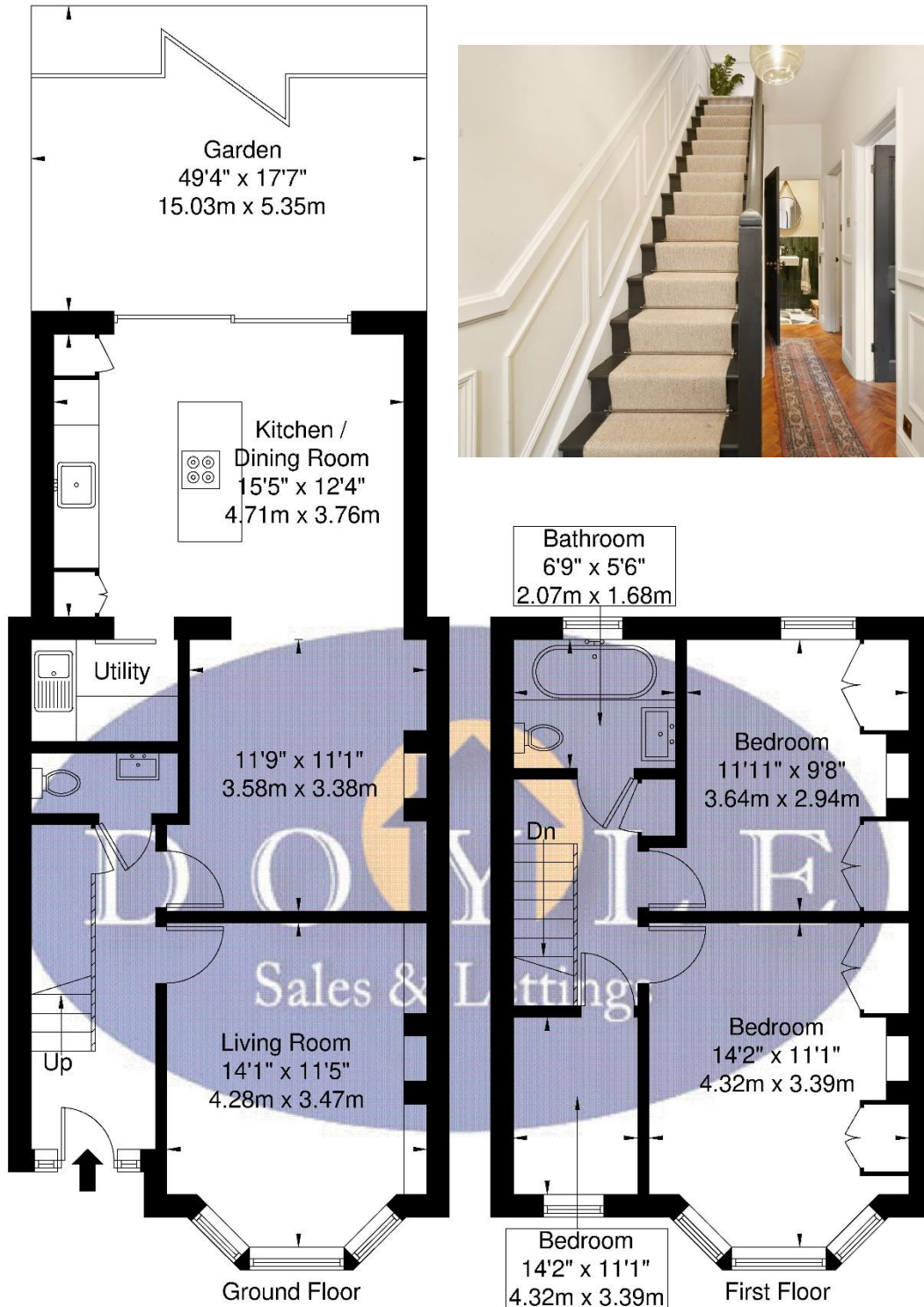
- Absolutely Stunning
- 3 Bedrooms
- Utility & Guest WC
- 50 Ft Private Garden
- Extended Kitchen/Diner
- Opportunity To Convert Loft

A stunning, beautifully presented, extended 3 bedroom, Edwardian family home, with large rear garden in central Hanwell. The property which has been recently refurbished by the current owners to a very high standard yet retaining a classic look throughout comprises front garden with tiled flagstone pathway, entrance hall, spacious bay fronted lounge, guest WC with underfloor heating, second reception and stunning extended and full width kitchen/dining room with island, underfloor heating, pantry/utility and bi folding doors out to the rear garden. On the first floor it offers 2 double bedrooms, large single bedroom and family bathroom. The loft is insulated and boarded and provides an opportunity to convert the loft to create a dormer loft conversion STPP. This family home benefits from a large private rear garden mainly laid to lawn, tiled patio and ample space for a home office. Deans Road is a popular and peaceful tree lined road with residents permit parking also conveniently located for Hanwell (Elizabeth line/Crossrail) and Boston Manor (Piccadilly) stations, 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 = 97.6 sq m / 1050 sq ft



Ref

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**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.

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Map



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EPC Rating D

