



£465,000

Townholm Crescent, Hanwell, W7



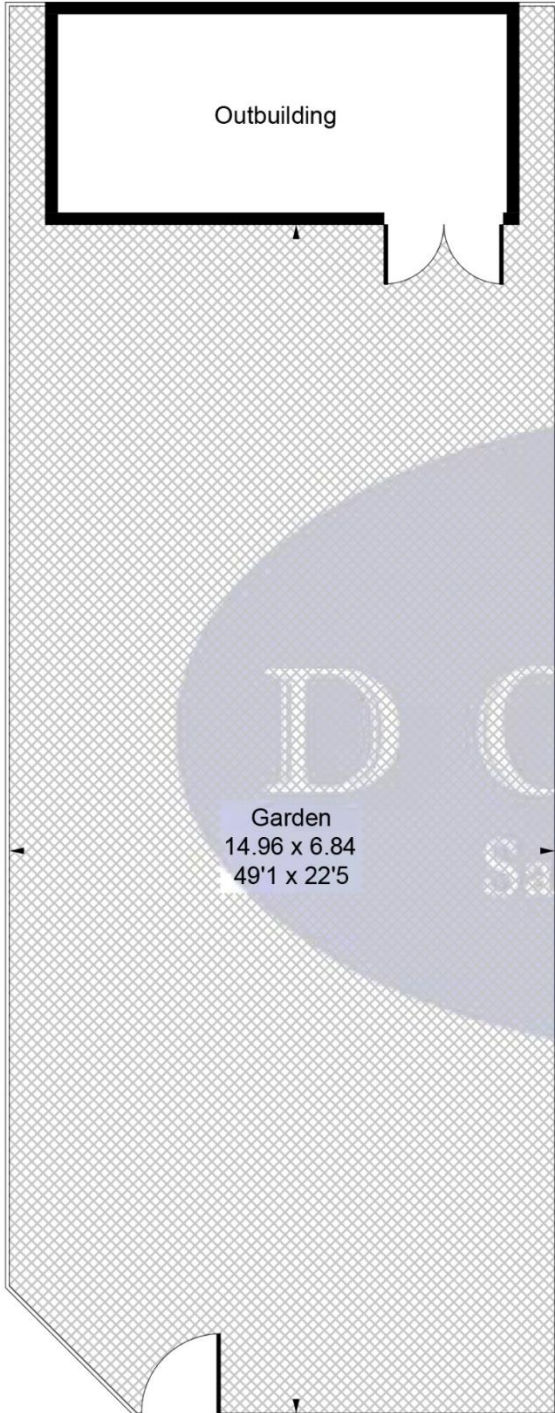
- 2 Double Bedrooms
- Smart Home Technology
- Long Lease
- Large South Facing Garden
- Spacious Loft Storage
- Chain Free

A stunning, chain free, 2 double bedroom, first floor, purpose built maisonette, with generous garden backing onto Elthorne Park. Refurbished to a very high standard, accommodation comprises own entrance, stairs to first floor, large open plan lounge/kitchen, 2 double bedrooms and family bathroom. Added benefits include Smart Home Technology, long lease, large loft space with pull down ladder, chain free and spacious landscaped rear garden with large outbuilding, patio and seating. Townholm Crescent is within walking distance of Boston Manor station (Piccadilly line, 0.8 mile) and Hanwell station (Elizabeth line, 1.0 mile) and perfect for excellent school catchment, bus routes, road networks, Elthorne Park, local shops and the popular Grand Union Canal. Council Tax band D

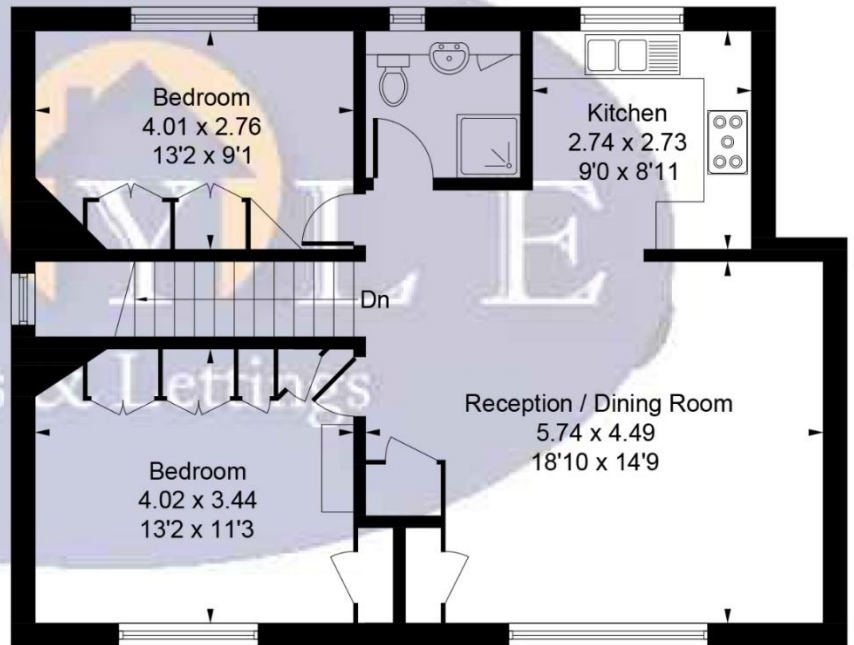


Townholm Crescent, London, W7 2LZ

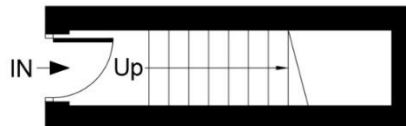
Approximate Gross Internal Area = 75.15 sq m / 809 sq ft
(Excluding Outbuilding)



(Not Shown In Actual Location / Orientation)



First Floor
71.14 sq m / 766 sq ft



Ground Floor
4.01 sq m / 43 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

© Vizion Property Marketing Produced for Doyle Sales & Lettings

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 C

