



**£700,000**

**Lawn Gardens, Hanwell, W7**



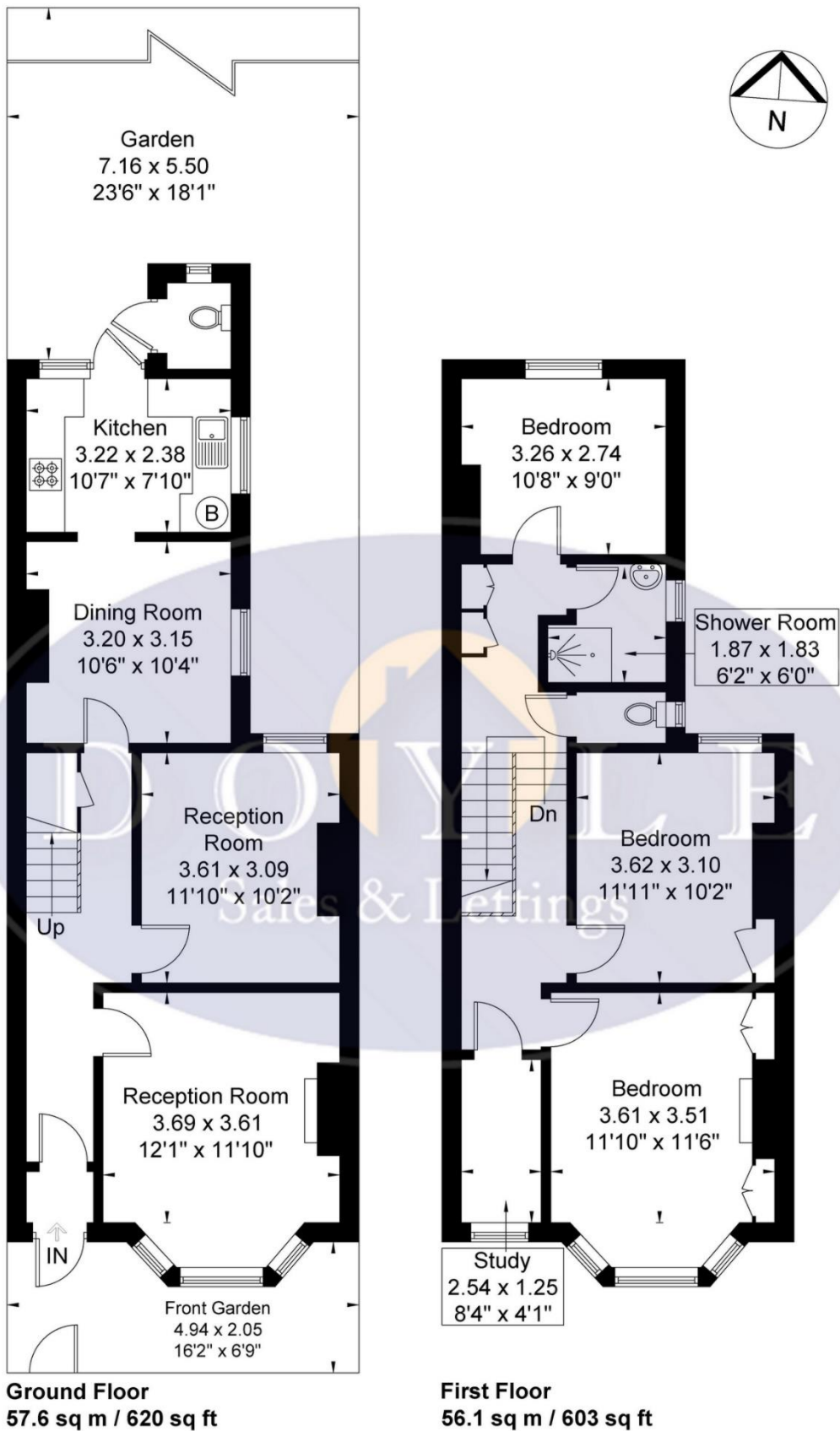
- 4 Bedrooms
- 3 Reception Rooms
- Opportunity To Extend
- Close To Elizabeth Line
- 1,223 Sq Ft
- Chain Free

A chain free, 4 bedroom, halls adjoining, period property, with an opportunity to extend in Hanwell Village close to the Elizabeth line. The ground floor accommodation comprises entrance hallway, bay fronted reception, second reception currently laid out as a bedroom, dining room, kitchen and outside WC. The first floor comprises 2 double bedrooms, 2 single bedrooms, shower room and separate WC. The loft is perfect for conversion and the property also benefits from front and rear gardens. Lawn Gardens is perfectly located for Hanwell (Elizabeth line / Crossrail) and Boston Manor (Piccadilly line) stations, excellent schools, parks, shops, bus routes and road networks.



# Lawn Gardens W7 3JN

Approximate Gross Internal Area = 113.7 sq m / 1223 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](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 D

