



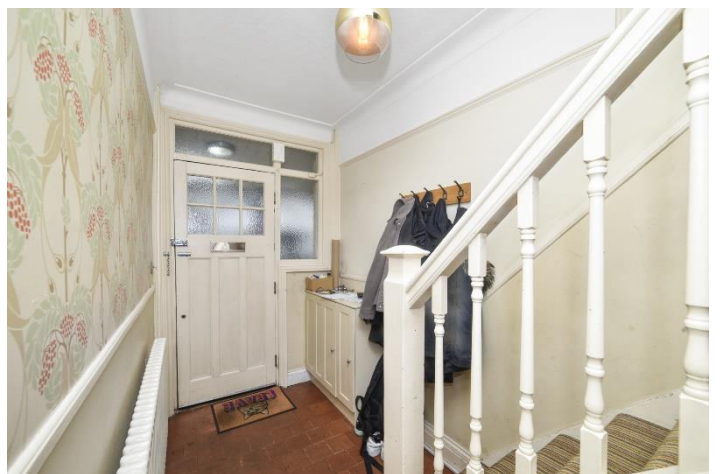
£625,000

Montague Avenue, Hanwell, W7



- 3 Bedrooms
- 2 Reception Rooms
- Over 1,000 Sq Ft
- Opportunity To Extend
- Large Private Garden
- Close To Elizabeth Line

A well presented, 3 bedroom, terraced house with large private garden in central Hanwell. The property which retains some original features such as fireplaces and picture rails comprises entrance hall, spacious front lounge, rear dining room, kitchen and sun room / utility room with newly installed boiler. On the first floor there are 3 bedrooms, family bathroom and a good sized loft area which is perfect for conversion STPP. Benefits include front garden, private rear garden and an opportunity to extend the rear. Montague Avenue is an ideal location for Hanwell (Crossrail / Elizabeth line) and Boston Manor (Piccadilly) stations, excellent schools, great parks, canal, an array of local shops, bus routes and road networks.

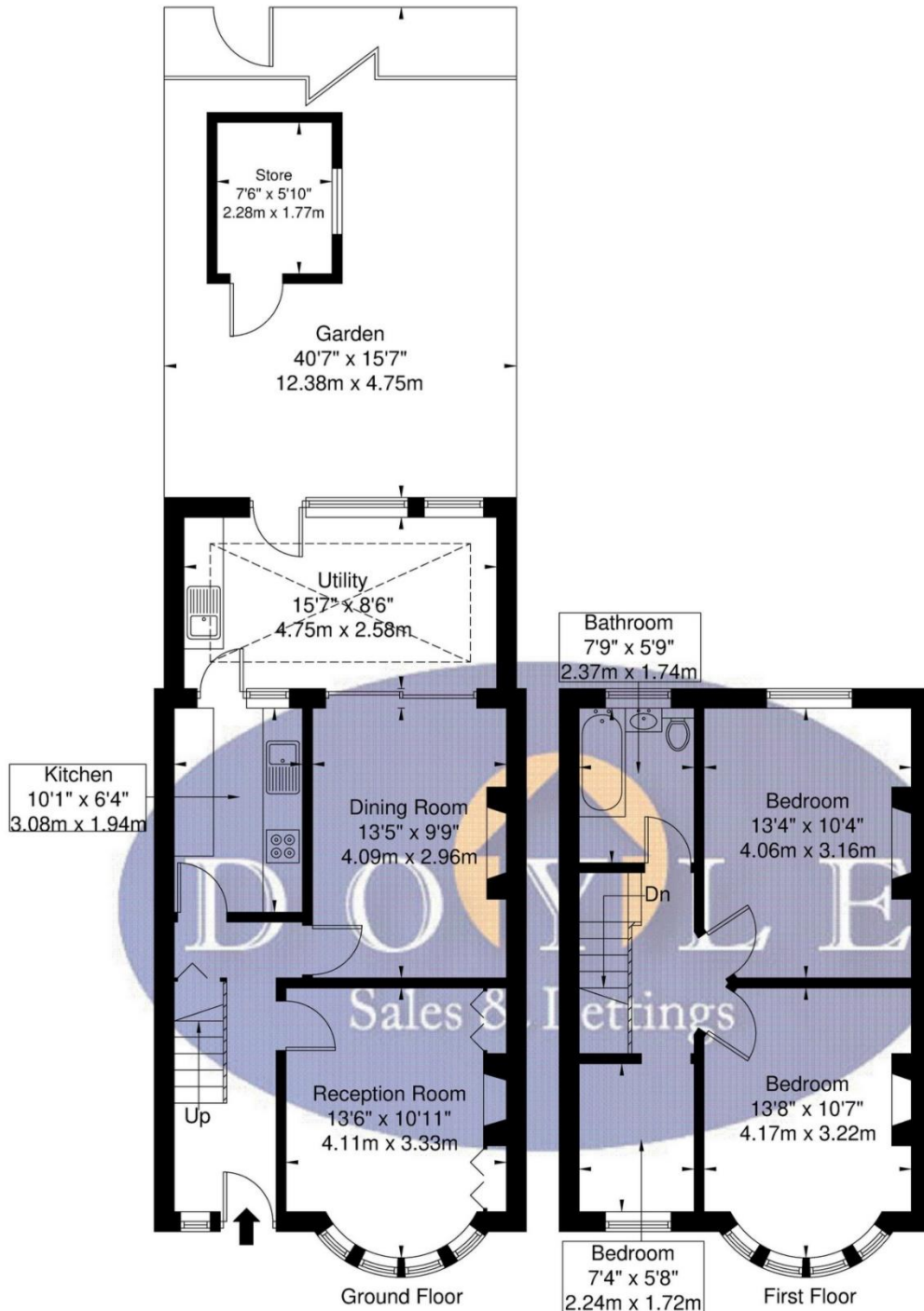
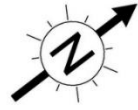


Montague Avenue, W7 3PJ

Approx. Gross Internal Area = 93.3 sq m / 1004 sq ft

Store = 4.0 sq m / 43 sq ft

Total = 97.3 sq m / 1047 sq ft



Ref

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**BLEU
PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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

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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 C

