



**£750,000**

**Laurel Gardens, Hanwell, W7**



- 3 Double Bedrooms
- Over 1,100 Sq Ft
- 3 Reception Areas
- Stunning Condition
- Loft & Rear Extended
- Close To Elizabeth Line

Extended into the loft and on the ground floor is this stunning and superbly presented 3 double bedroom family home in popular Hanwell Village. Offering an abundance of character and charm, the accommodation is offered recently refurbished by the current owners and comprises bay fronted reception, dining room, extended luxury kitchen /diner with central island ideal for entertaining and guest WC. On the first floor there are 2 double bedrooms and a family bathroom. The loft offers the main bedroom with Juliette balcony, good storage and en-suite shower room. There are front and rear gardens the latter easy to maintain and southerly facing. Laurel Gardens is a quiet road with a Controlled Parking Zone (CPZ), situated in a great school catchment and within a short stroll of Hanwell station (Elizabeth line / Crossrail), Hanwell Zoo, Bunny Park, bus routes and an array of shops on Hanwell Broadway.

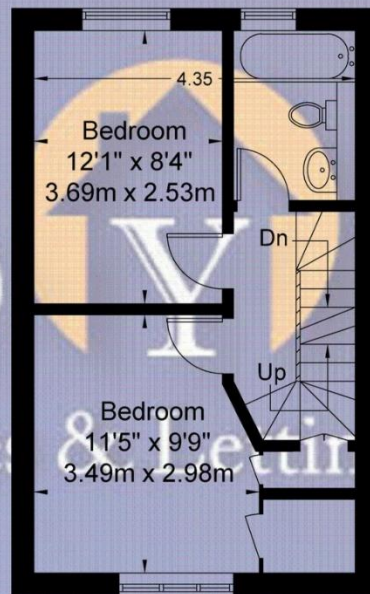
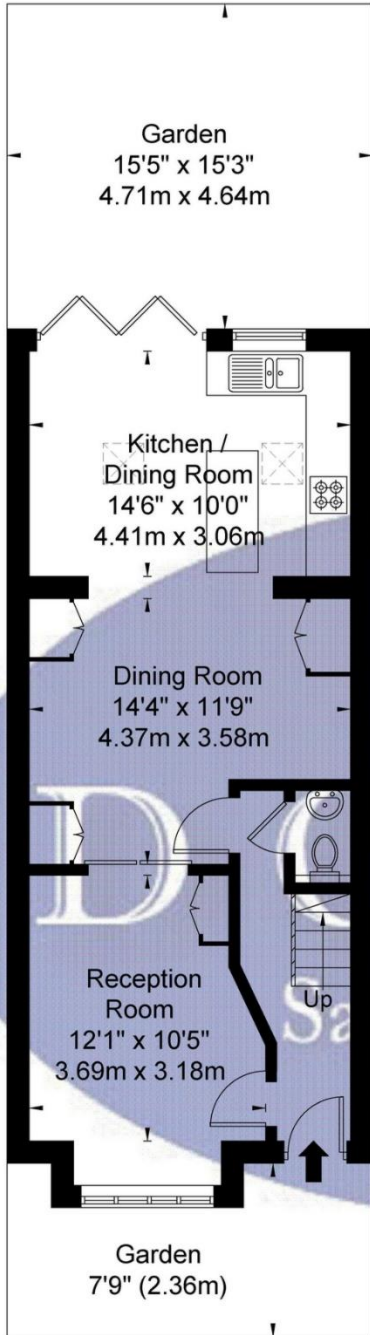
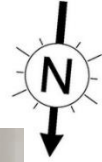


# Laurel Gardens, W7 3JG

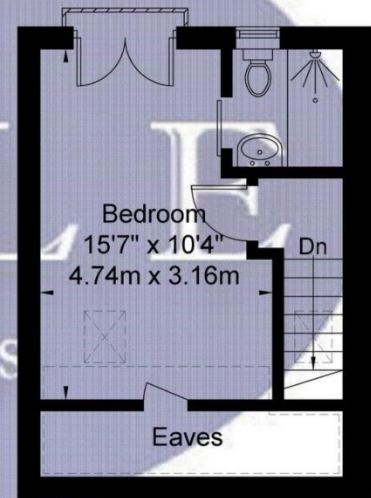
Approx Gross Internal Area = 99.2 sq m / 1067 sq ft

Eaves = 3.7 sq m / 39 sq ft

Total = 102.9 sq m / 1106 sq ft



First Floor



Second Floor

Ref

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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



### 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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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.

New Local Plan: In November 2022, Ealing Council put forward local sites (including Hanwell Children's Centre) for potential tall building development within the next 15 years STPP. Further details can be found at [www.ealing.gov.uk/newlocalplan](http://www.ealing.gov.uk/newlocalplan)

## EPC Rating C

