

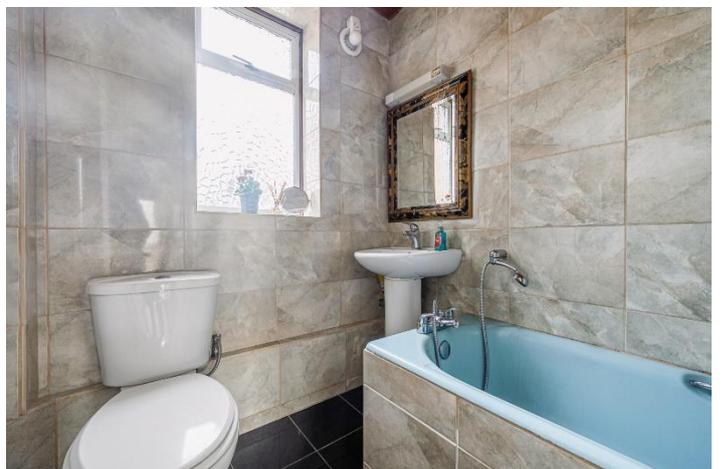


## £600,000 Offers Over Westcott Crescent, Hanwell, W7



- 4 Bedrooms
- Semi Detached
- Garage
- 128 Ft Rear Garden
- Off Street Parking
- Chain Free

A chain free, well presented, 4 bedroom, 2 bathroom, semi-detached, family home, with garage and off street parking close to great schools and transport links. The accommodation offers an abundance of natural light and comprises spacious lounge, double bedroom with ensuite shower room, family bathroom, extended kitchen/breakfast room and upstairs hosts 3 further bedrooms. This property also benefits from side and rear extensions, parking to the front, loft space, chain free and spacious 128 ft rear garden which is well maintained with side access and garage. Westcott Crescent is perfectly located for Hanwell (Crossrail) and Castle Bar Park (National Rail) stations, bus routes, road networks, good schools, parks and local shops. Council Tax Band D.

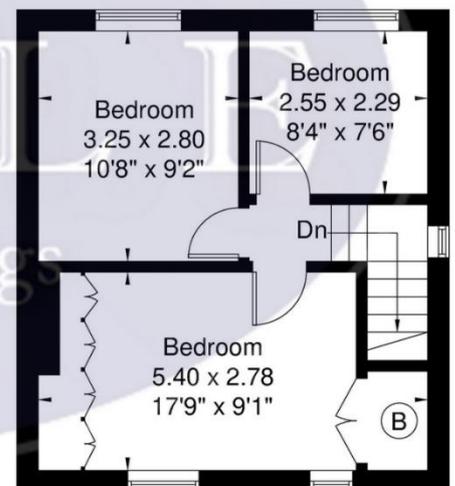
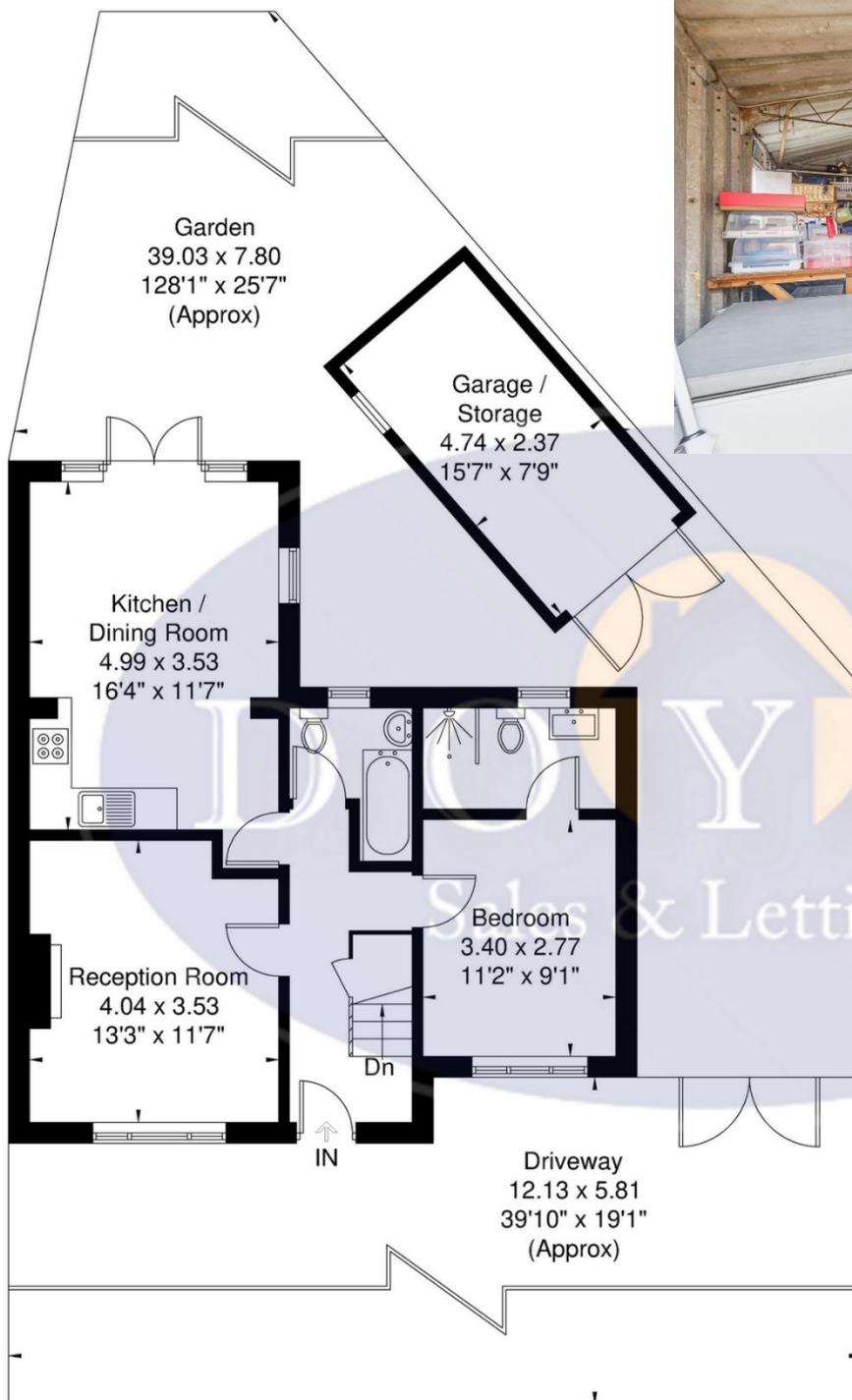


# Westcott Crescent W7 1PH

Approximate Gross Internal Area = 92.2 sq m / 992 sq ft

Garage / Storage = 11.1 sq m / 119 sq ft

Total = 103.3 sq m / 1111 sq ft



**First Floor**  
33.8 sq m / 364 sq ft

**Ground Floor**  
58.4 sq m / 628 sq ft  
**Garage / Storage**  
11.1 sq m / 119 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.

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## 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.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.

## EPC Rating C

