



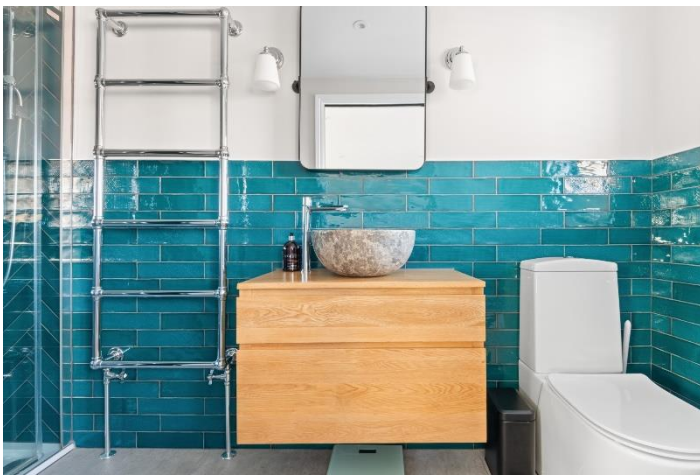
**£850,000**

**Oaklands Road, Hanwell, W7**



- 3 Double Bedrooms
- 2 Bathrooms
- 3 Reception Areas
- Detached Garage
- Guest WC & Pantry
- Chain Free

A stunning, beautifully presented, 3 double bedroom, family home with garage equidistant from Elizabeth and Piccadilly lines. This pristine property comprises entrance hallway, bay fronted reception room with wood burning stove, large bespoke kitchen with enviable pantry, dining room and guest WC which also houses the washing machine. The first floor offers 2 double bedrooms and stylish family bathroom. The loft has been wonderfully converted to provide a spacious master bedroom with ensuite and ample storage. Outside boasts front garden, private rear garden and rarely available detached garage. Further benefits include exceptional fixtures and fittings throughout, built in shutters, original floorboards and offered chain free. Oaklands Road is conveniently located between Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, in an excellent school catchment and close to parks, local shops, excellent bus routes and road networks.



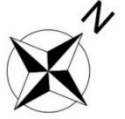
# Oaklands Road, W7 2DP

Approximate Gross Internal Area = 111.94 sq m / 1205 sq ft

Reduced Headroom & Eaves = 3.28 sq m / 35 sq ft

Garage = 15.66 sq m / 169 sq ft

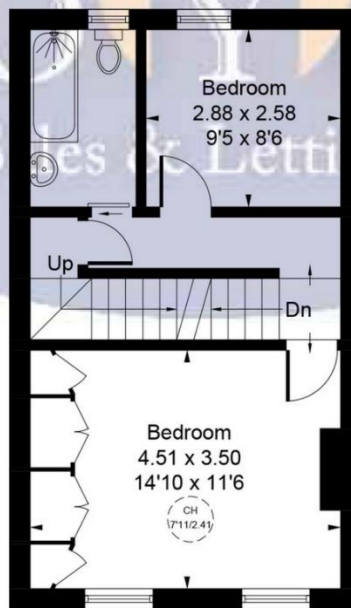
Total = 130.88 sq m / 1409 sq ft



**Ground Floor**  
50.65 sq m / 545 sq ft  
Reduced Headroom  
0.20 sq m / 2 sq ft



CH = Ceiling Height  
= Reduced headroom below 1.5m / 5'0



**First Floor**  
37.31 sq m / 402 sq ft



**Second Floor**  
23.98 sq m / 258 sq ft  
Eaves  
3.08 sq m / 33 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.

## 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 D

