



£399,950

Gifford Gardens, Hanwell, W7



- 2 Double Bedrooms
- Spacious Lounge
- Private Rear Garden
- Separate Kitchen
- Large Loft Room
- Own Entrance

A spacious, well presented, first floor, purpose built, 2 double bedroom maisonette with the added bonus of a large loft Room and private rear garden. The property which looks out onto a delightful green lawn area comprises own entrance, hallway, stairs to first floor, front aspect lounge with steps to a useful loft room, 2 large double bedrooms, kitchen and family bathroom with large shower cubicle. Gifford Gardens has ample on street parking and is conveniently located for easy access to Castle Bar Park (GWR) and Hanwell (Elizabeth line) stations, Brent Valley golf course, Bunny Park and Hanwell Zoo, excellent bus routes and road networks.

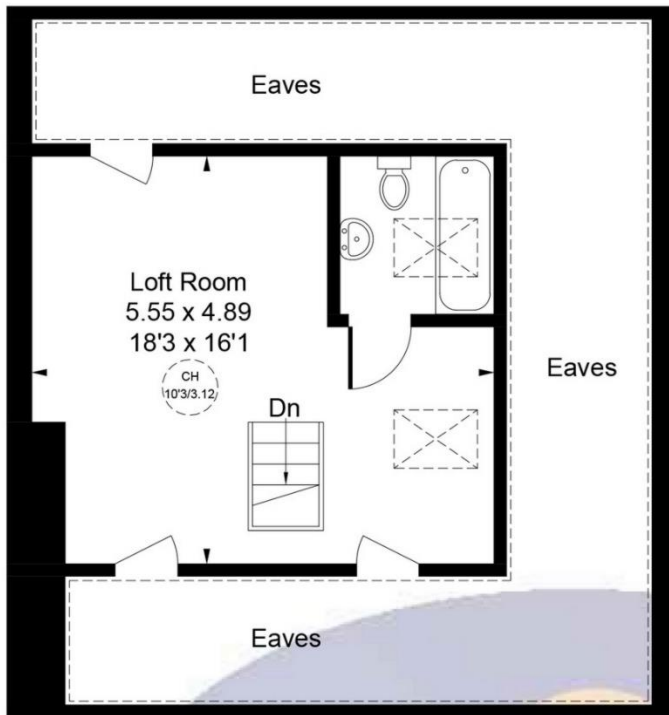
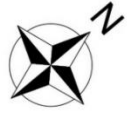


Gifford Gardens, W7 3AN

Approximate Gross Internal Area = 95.33 sq m / 1026 sq ft

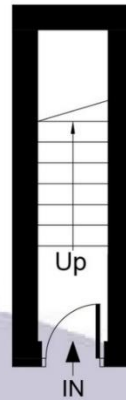
Reduced Headroom & Eaves = 31.82 sq m / 343 sq ft

Total = 127.15 sq m / 1369 sq ft



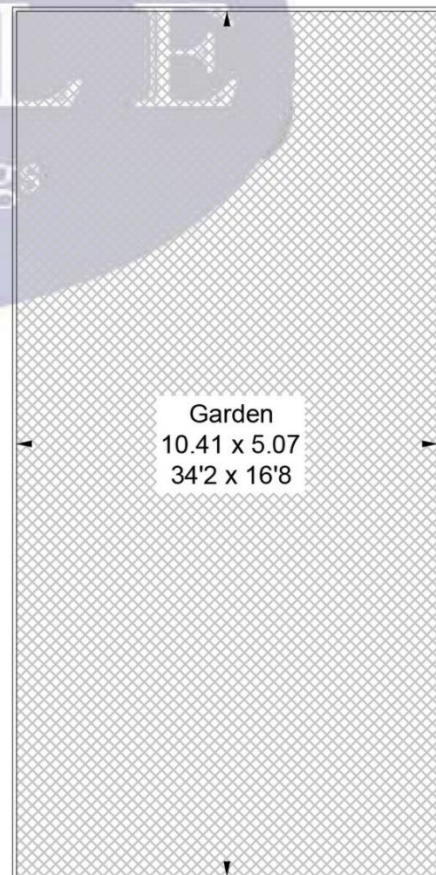
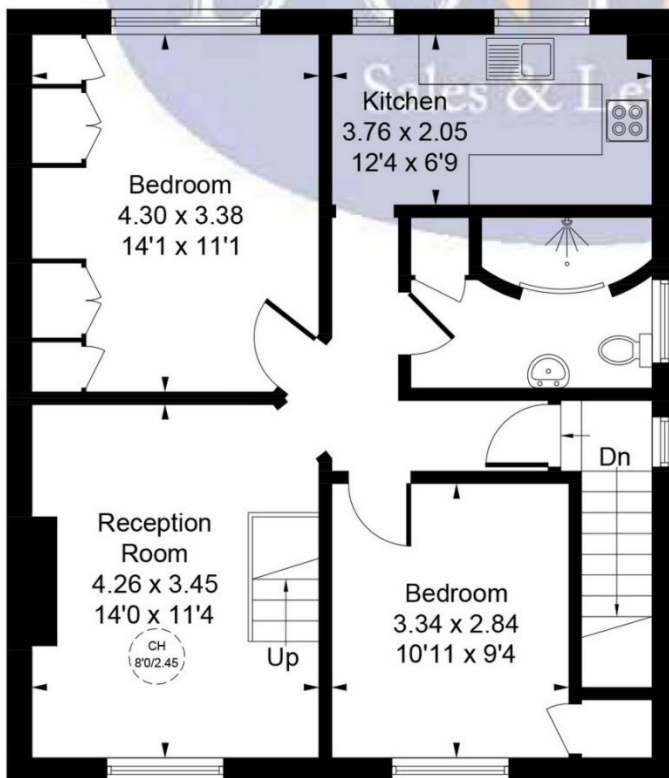
CH = Ceiling Height

= Reduced headroom below 1.5m / 5'0



Ground Floor
3.33 sq m / 36 sq ft

Second Floor
27.19 sq m / 293 sq ft
Reduced Headroom & Eaves
31.82 sq m / 343 sq ft



(Not Shown In Actual Location / Orientation)

First Floor
64.81 sq m / 698 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.

© Vizion Property Marketing Produced for Doyle Sales & Lettings

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

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

