



**£899,950**

**Lawn Gardens, Hanwell, W7**



- 4 Double Bedrooms
- 2 Reception Rooms
- Completely Refurbished
- Close To Elizabeth Line
- Master En Suite
- Chain Free

A stunning, newly refurbished and extended, 4 double bedroom, 2 reception, chain free, family home close to the Elizabeth line. Finished to a high standard the property comprises front reception, living room, downstairs toilet and spacious eat in kitchen. The first floor boasts 3 double bedrooms with one benefitting from office space and family bathroom. The loft has been converted to host a large double bedroom with ensuite shower room and ample under eaves storage. Further benefits include chain free, front garden and low maintenance rear garden. Lawn Gardens is perfectly located for Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, excellent schools, Brent Lodge Park and Hanwell Zoo, shops, bus routes and road networks. \* Photos of furniture are CGI

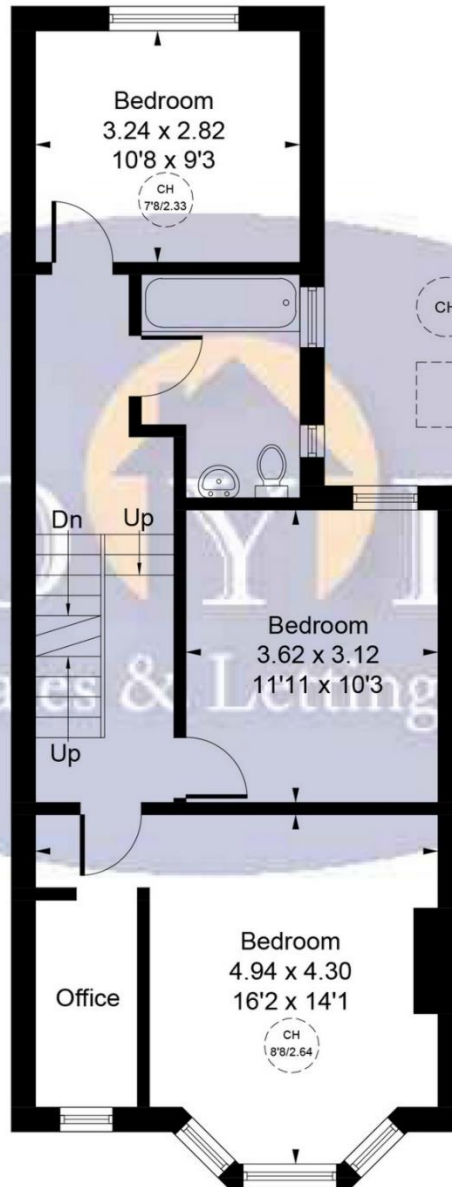
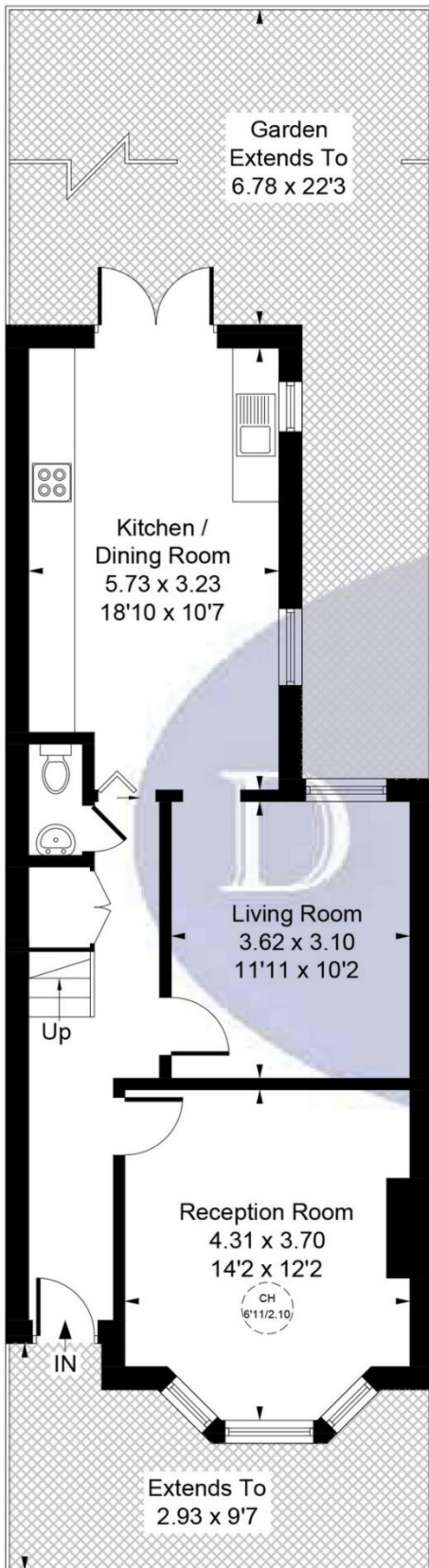


# Lawn Gardens, W7 3JN

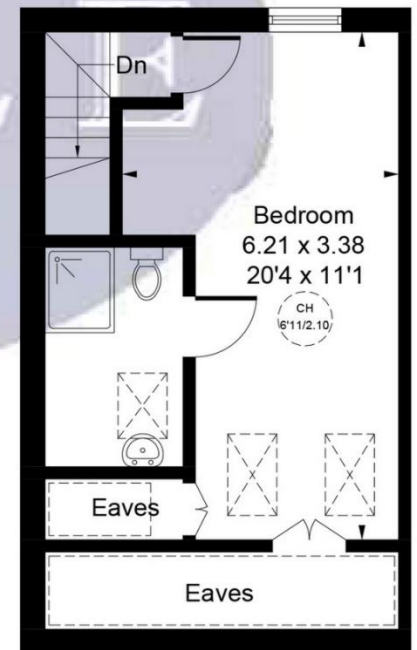
Approximate Gross Internal Area = 139.10 sq m / 1498 sq ft

Reduced Headroom & Eaves = 6.45 sq m / 69 sq ft

Total = 145.55 sq m / 1567 sq ft



**First Floor**  
56.92 sq m / 613 sq ft



**Second Floor**  
25.52 sq m / 275 sq ft  
Reduced Headroom & Eaves  
6.45 sq m / 69 sq ft

**Ground Floor**  
56.66 sq m / 610 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.

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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.

## EPC Rating C

