



**£725,000**

**Deans Road, Hanwell, W7**



- 3 Bedrooms
- End Of Terrace
- Side Access & Quiet Cul De Sac
- Opportunity To Extend
- Separate Studio / Office
- Front & Rear Gardens

Located in a quiet Cul De Sac, is this well presented, 3 bedroom, end of terrace, family home with valuable home office and side access. Accommodation comprises wide entrance hall, spacious bay fronted lounge, rear dining room and kitchen. On the first floor there are 2 double bedrooms, large single bedroom and family bathroom. This home benefits from an opportunity to extend the rear and convert the loft space (STPP), front and rear gardens, the latter well maintained with the added bonus of side access and home office / workshop which is wi-fi ready and insulated. Deans Road is conveniently located for Hanwell station (Elizabeth line), Boston Manor station (Piccadilly) fantastic schools, parks, canal, bus routes and road networks.



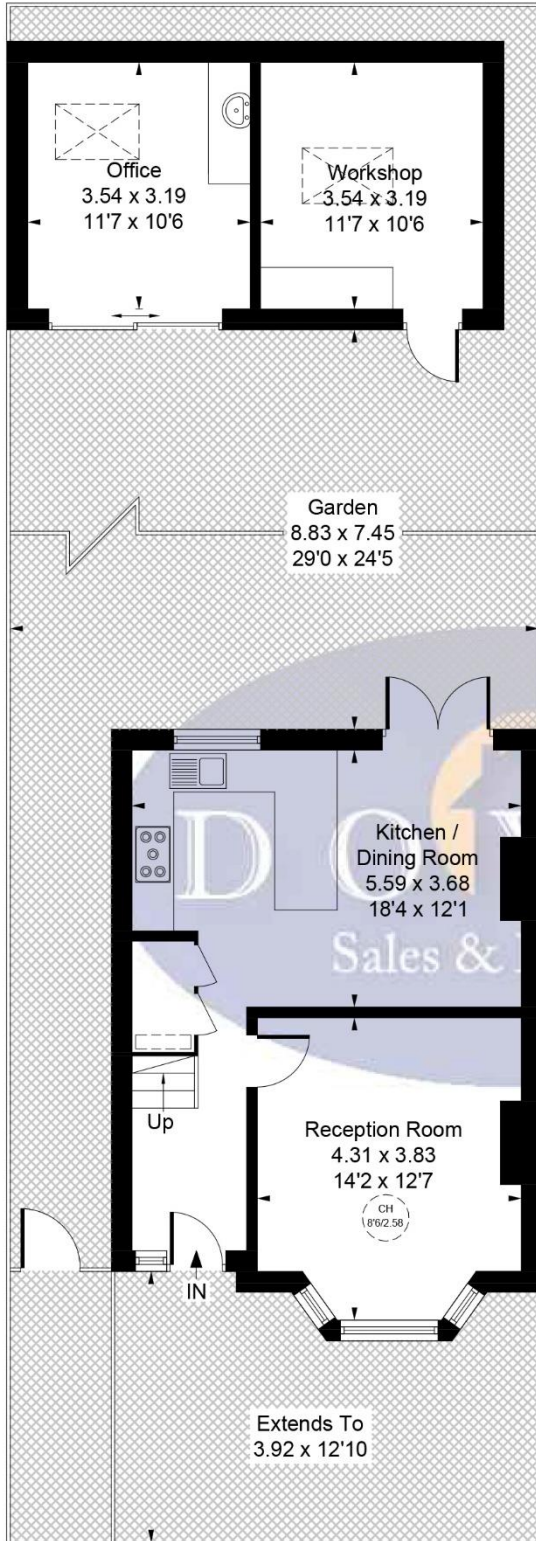
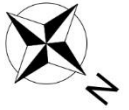
# Deans Road, W7 3QB

Approximate Gross Internal Area = 86.52 sq m / 931 sq ft

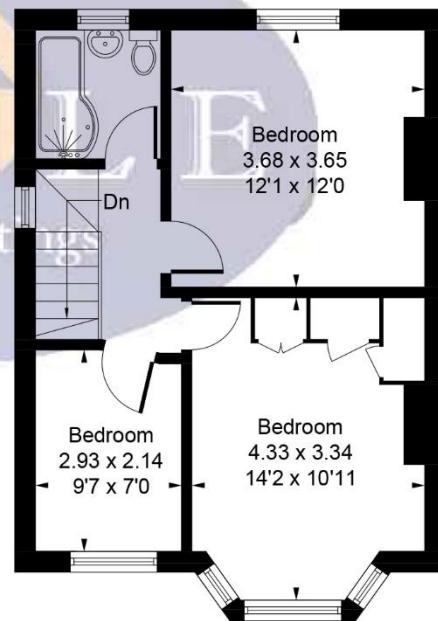
Reduced Headroom = 0.22 sq m / 2 sq ft

Office & Workshop = 23.92 sq m / 258 sq ft

Total = 110.66 sq m / 1191 sq ft



**Ground Floor**  
**43.12 sq m / 464 sq ft**  
**Reduced Headroom**  
**0.22 sq m / 2 sq ft**



**First Floor**  
**43.40 sq m / 467 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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## EPC Rating D

