



£900,000 Offers Over Myrtle Gardens, Hanwell, W7



- 4 Bedrooms
- 3 Bathrooms
- Halls Adjoining
- South Facing Garden
- Over 1,300 Sq Ft
- Close To Elizabeth Line

Offered in excellent condition, is this attractive halls adjoining, 4 bedroom, 3 bathroom, late Victorian, family home situated in highly sought after Hanwell Village and only a short walk to the Elizabeth line. This extended property retains many of the original features that buyers look for in a family home such as high ceilings, cornicing, original windows and classic fireplaces. The accommodation comprises entrance hallway, bay fronted reception, bathroom, kitchen and dining room with French windows that lead out to the private south facing rear garden with valuable rear access. The first floor boasts 2 double bedrooms, single bedroom and family bathroom. The dormer loft conversion hosts the master bedroom with en suite, built in wardrobes and good eaves storage. Myrtle Gardens is perfectly located for Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, excellent schools, parks, shops, bus routes and road networks.

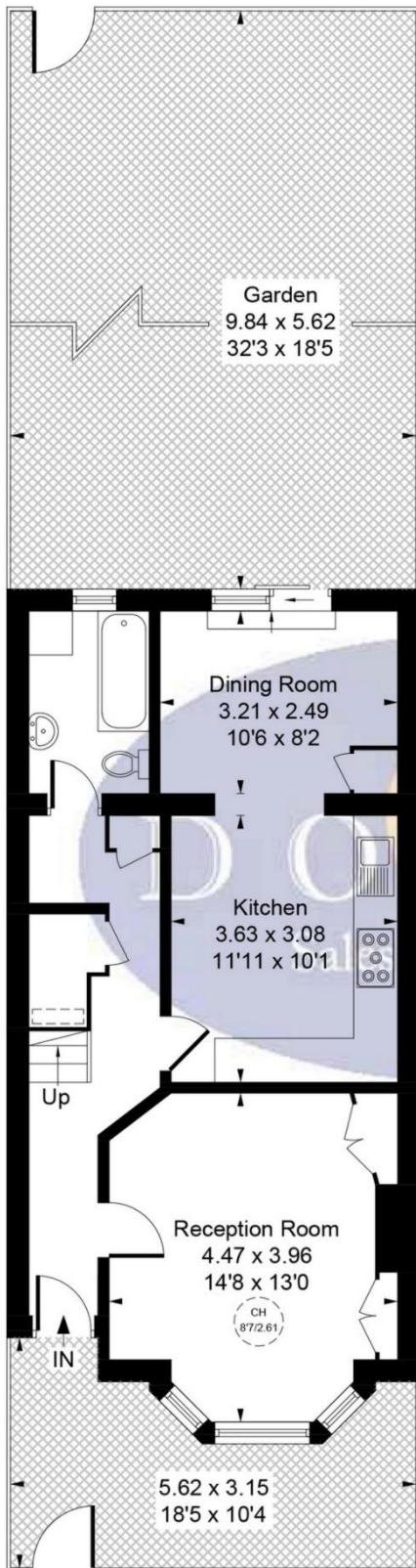


Myrtle Gardens, London, W7 3JQ

Approximate Gross Internal Area (Excluding Void) = 118.89 sq m / 1280 sq ft

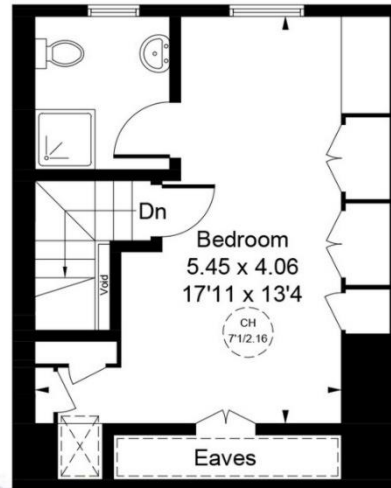
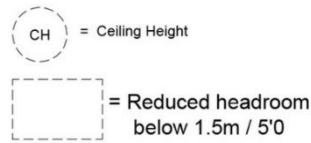
Reduced Headroom & Eaves = 3.08 sq m / 33 sq ft

Total = 121.97 sq m / 1313 sq ft



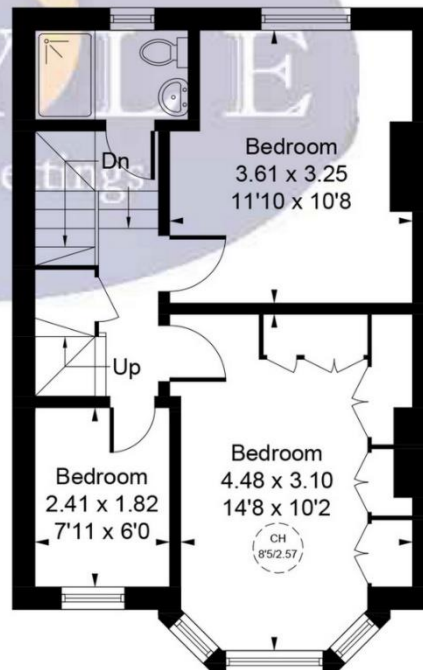
Ground Floor
53.06 sq m / 571 sq ft

Reduced Headroom
0.20 sq m / 2 sq ft



Second Floor
26.39 sq m / 284 sq ft

Reduced Headroom & Eaves
2.88 sq m / 31 sq ft



First Floor
39.44 sq m / 425 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

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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

