



**£750,000**

**St Margarets Road, Hanwell, W7**



- 2 Double Bedrooms
- Both En Suite
- Almost 70 Ft Rear Garden
- Useful Side Access
- Opportunity To Extend
- Over 1,000 Sq Ft

A rare find is this impressive and well presented, 2 double bedroom, end of terrace, Victorian family home, with a large rear garden and wide sole use side access located in the very popular area of Olde Hanwell. The accommodation of this wider style property comprises entrance hallway, front reception room, kitchen/dining room, utility area and large family bathroom. The first floor hosts 2 large double bedrooms which are both en suite and spacious loft space with scope for converting STPP. There are front and rear gardens, the latter nearly 70 ft with side access. St Margarets Road is close to the Grand Union Canal and the popular Fox public house, the property falls into great school catchment areas such as St Mark's, Oaklands and St Joseph's and located within easy access to Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, bus routes, road networks, parks and shops.



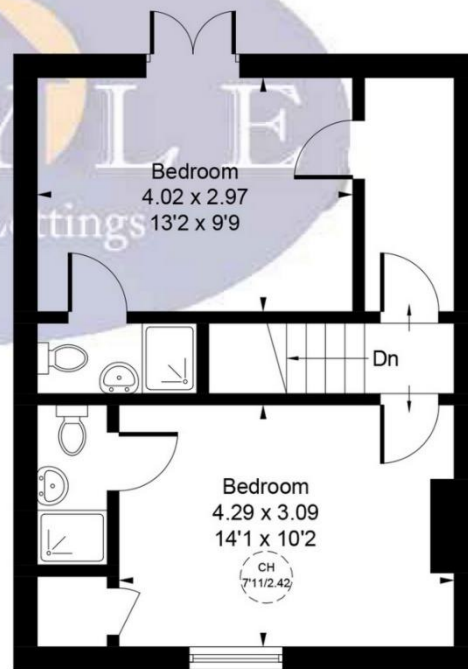


# St Margarets Road, London, W7 2HF

Approximate Gross Internal Area = 93.99 sq m / 1012 sq ft

Reduced Headroom = 0.22 sq m / 2 sq ft

Total = 94.21 sq m / 1014 sq ft



**First Floor**  
39.29 sq m / 423 sq ft

**Ground Floor**  
54.70 sq m / 589 sq ft

**Reduced Headroom**  
0.22 sq m / 2 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 C

