



£850,000

Deans Road, Hanwell, W7



- 3 Bedrooms
- Extended Kitchen / Diner
- Opportunity To Convert Loft
- Over 1000 Sq Ft
- Stunning Condition
- Private Rear Garden

Offering a high standard of fixtures and fittings and beautifully presented, an extended, 3 bedroom, Edwardian family home, with private rear garden in central Hanwell. The property, which has been recently refurbished by the current owners throughout, comprises front garden, entrance hall, spacious bay fronted lounge, guest WC stunning extended kitchen/dining room with island, pantry area and bi folding doors out to the private rear garden with rear access. The first floor has 2 spacious double bedrooms, single bedroom and family bathroom. The loft offers an opportunity to convert to create a dormer conversion STPP. Deans Road is a popular and peaceful tree lined road with residents permit parking, also conveniently located for Hanwell (Elizabeth line) and Boston Manor (Piccadilly) stations, great schools, an array of local shops on Hanwell Broadway, bus routes, road networks, canal and parks.

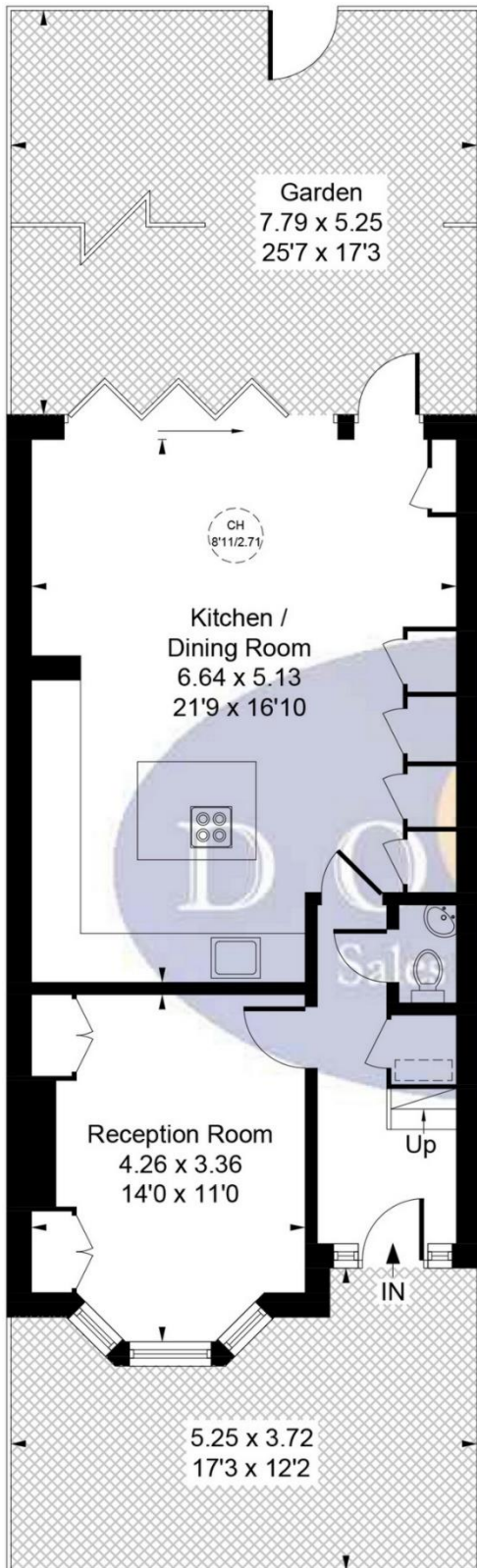


Dean's Road, London, W7 3QB

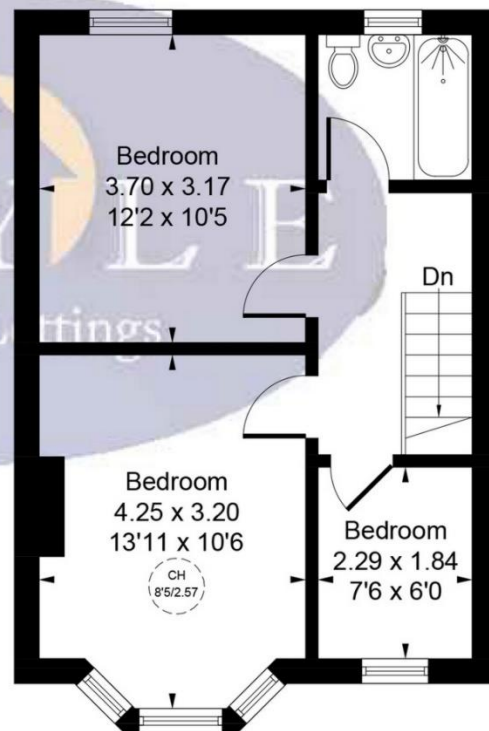
Approximate Gross Internal Area = 95.04 sq m / 1023 sq ft

Reduced Headroom = 0.24 sq m / 3 sq ft

Total = 95.28 sq m / 1026 sq ft



= Reduced headroom below 1.5m / 5'0



First Floor
40.02 sq m / 431 sq ft

Ground Floor
55.02 sq m / 592 sq ft
Reduced Headroom
0.24 sq m / 3 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

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 C

