



**£620,000**

**Westcott Crescent, Hanwell, W7**



- 2 Double Bedrooms
- Off Street Parking
- Luxurious Family Bathroom
- Almost 60 Ft Garden
- Extended Kitchen/Diner
- Close To Crossrail

An impressive, 1135 Sq Ft, 2 double bedroom, extended, family home, with parking and excellent loft room backing onto Cuckoo Park. Rarely do such fantastic houses come to the sales market such as this property that offers large front reception, spacious extended kitchen / dining room, 2 double bedrooms, luxury bathroom, loft room, almost 60 ft southwest facing garden and off street parking. Westcott Crescent is perfectly located for Hanwell (Elizabeth line) and Castle Bar Park (National Rail) stations, bus routes, road networks, good schools, parks, local shops and close to the newly approved Gurnell Leisure Centre development.







# Westcott Crescent, London, W7 1NU

Approximate Gross Internal Area = 90.20 sq m / 971 sq ft

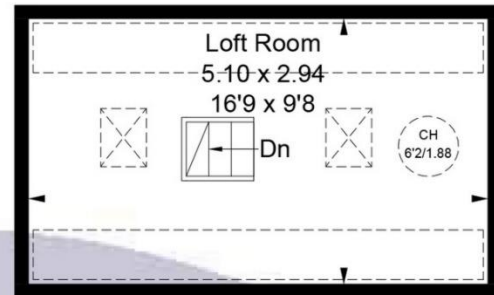
Loft / Reduced Headroom = 15.20 sq m / 164 sq ft

Total = 105.40 sq m / 1135 sq ft

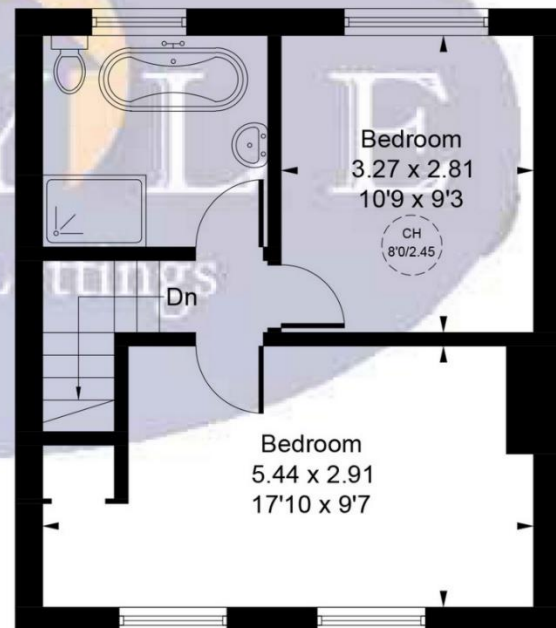


CH = Ceiling Height

= Reduced headroom below 1.5m / 5'0



**Loft / Reduced Head Room**  
15.04 sq m / 162 sq ft



**First Floor**  
34.60 sq m / 372 sq ft

**Ground Floor**  
55.60 sq m / 599 sq ft

**Reduced Headroom**  
0.16 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.

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EPC Rating C

