



£850,000

Montague Road, Hanwell, W7



- 4 Bedrooms
- Master En Suite
- Over 1,300 Sq Ft
- Quiet Cul De Sac
- Excellent Location
- Opportunity To Extend

Recently refurbished, spacious, 4 bed family home located on a quiet cul-de-sac close to Hanwell's Elizabeth line. The accommodation spreads over 1,300 sq ft and comprises entrance hall, bay fronted lounge, open plan kitchen / dining room leading to the garden and guest WC. Upstairs boasts 3 bedrooms (2 doubles and a single), family bathroom and converted loft hosting the master bedroom with en-suite and eves storage. Benefits include front and rear gardens, the latter a good size, low maintenance and an opportunity to add a kitchen extension. Montague Road is an ideal location for Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, great schools including Elthorne Park High School and Oaklands Primary School, Olde Hanwell with delightful canal sidewalks, the Bunny Park and Zoo in Golden Manor, good array of good local shops on the high street, bus routes and road networks.



Montague Road

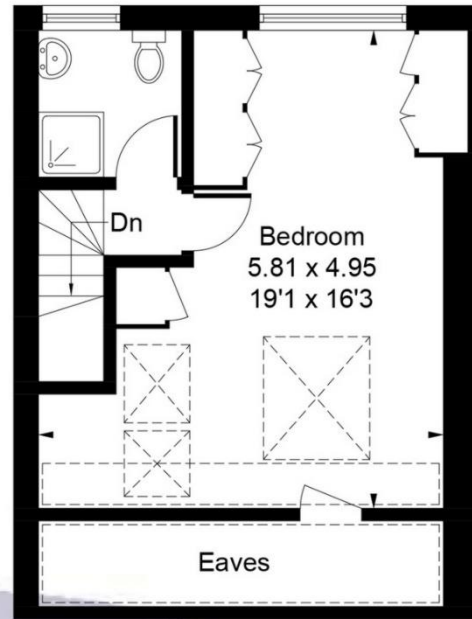
Approximate Gross Internal Area = 115.49 sq m / 1243 sq ft

Reduced Headroom & Eaves = 8.66 sq m / 93 sq ft

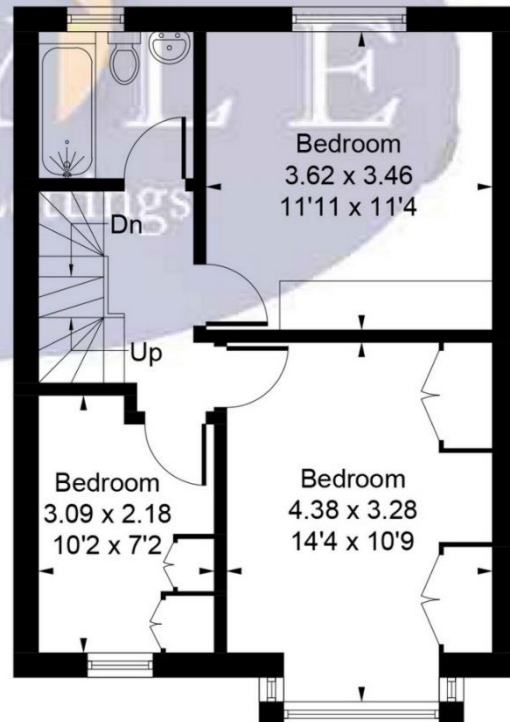
Total = 124.15 sq m / 1336 sq ft



Ground Floor
45.49 sq m / 490 sq ft



Second Floor
26.68 sq m / 287 sq ft
Reduced Headroom & Eaves
8.66 sq m / 93 sq ft



First Floor
43.32 sq m / 466 sq ft

= Reduced headroom below 1.5m / 5'0

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

