



**£799,950**

**St Marks Road, Hanwell, W7**



- 2 Double Bedrooms
- 1375 Sq Ft
- Opportunity To Extend
- Semi Detached
- Garden Office
- Excellent School Catchment

A rare opportunity to acquire a 2 double bedroom, semi detached, family home, with side access, overlooking the Sandy Park in Olde Hanwell. The accommodation comprises entrance hallway, bay fronted living room, dining room, eat in kitchen, conservatory and shower room. Upstairs has 2 double bedrooms, with the master benefitting from an en suite bathroom. Further benefits include an opportunity to extend the rear and into the loft (subject to the relevant constraints) and front and rear gardens, the latter benefitting from low maintenance, side access and useful office. St Marks Road is an ideal location for Boston Manor (Piccadilly line) and Hanwell (Elizabeth line) stations, bus and road networks and is in an excellent location for primary and secondary schools, parks, canal and shopping facilities.







# St Marks Road, Hanwell

Approximate Gross Internal Area = 107.39 sq m / 1156 sq ft

Office = 19.51 sq m / 210 sq ft

Reduced Headroom = 0.86 sq m / 9 sq ft

Total = 127.76 sq m / 1375 sq ft



**Ground Floor**  
61.13 sq m / 658 sq ft  
Reduced Headroom  
0.86 sq m / 9 sq ft



= Reduced headroom  
below 1.5m / 5'0



**First Floor**  
46.26 sq m / 498 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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EPC Rating D

