



**£725,000**

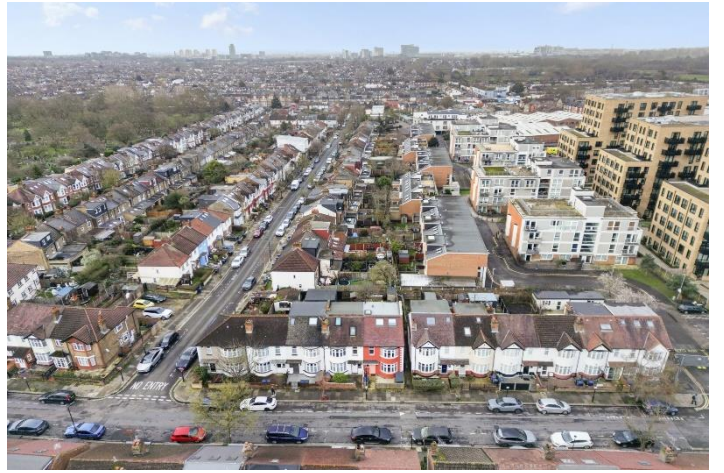
**Montague Avenue, Hanwell, W7**



- 4 Bedrooms
- Opportunity To Extend
- South Facing Garden
- Useful Rear Access
- 1,244 Sq Ft
- Chain Free

Located in the heart of central Hanwell, this four-bedroom family home is offered chain-free and presents an exceptional opportunity for those looking to extend and customise. The ground floor opens with a wide entrance hall leading into a spacious front lounge, a rear dining room and a functional kitchen. Upstairs, the property features three well-proportioned bedrooms, a family bathroom, and the loft conversion boasts a generous double bedroom with eaves storage. The exterior of the property is equally impressive, boasting a front garden and a private rear garden with rear access. There is also ample scope for a rear extension to further increase the living space. Positioned on Montague Avenue, this family home is ideally situated for commuters, with easy access to both Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations. The surrounding area is renowned for its excellent schools, fantastic parks, and scenic canal walks, all while being just moments away from local shops, bus routes, and major road networks.





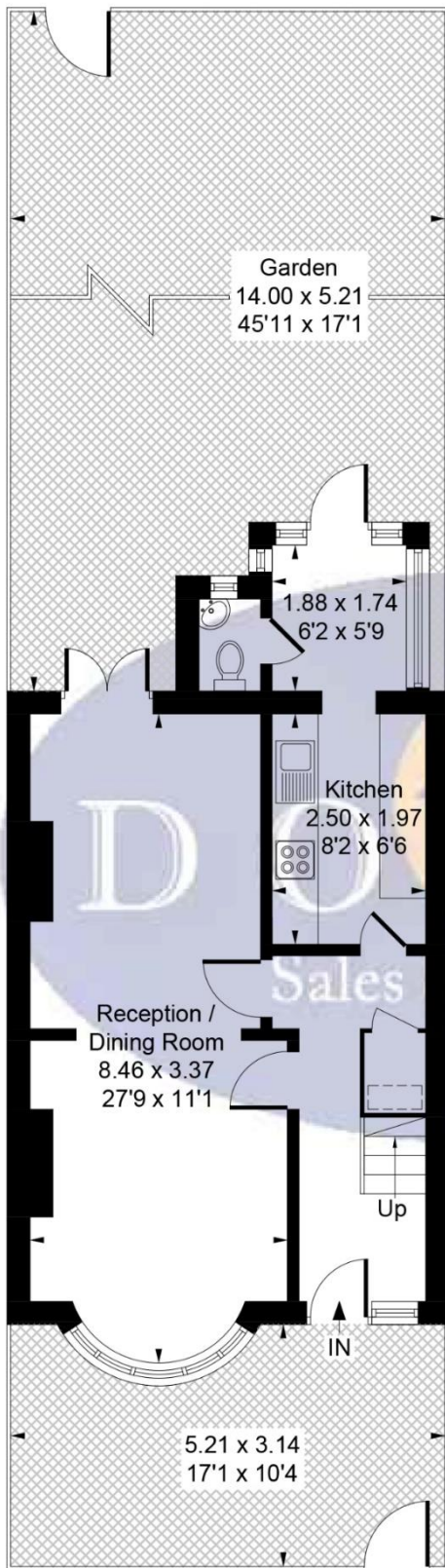


# Montague Avenue, W7

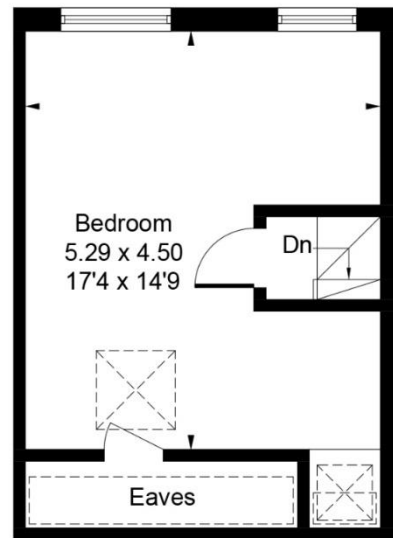
Approximate Gross Internal Area = 111.33 sq m / 1198 sq ft

Reduced Headroom & Eaves = 4.28 sq m / 46 sq ft

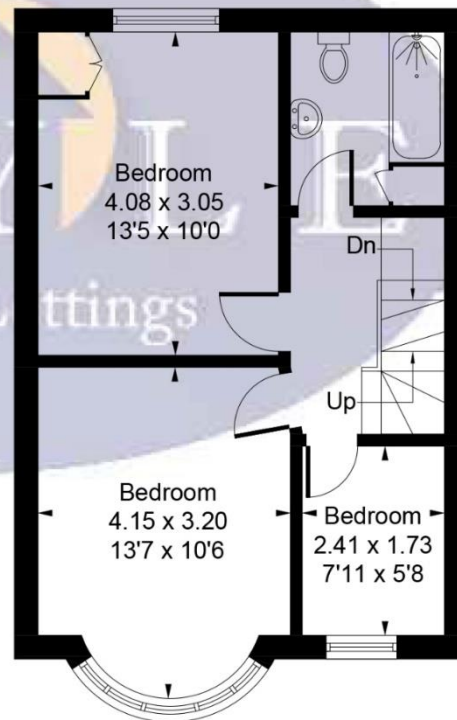
Total = 115.61 sq m / 1244 sq ft



**Ground Floor**  
46.28 sq m / 498 sq ft  
Reduced Headroom  
0.28 sq m / 3 sq ft



**Second Floor**  
24.34 sq m / 262 sq ft  
Reduced Headroom & Eaves  
4.00 sq m / 43 sq ft



**First Floor**  
40.71 sq m / 438 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.

## 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](mailto:info@doylesalesandlettings.co.uk) W: [www.doylesalesandlettings.co.uk](http://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

