



**£799,950**

**Rosebank Road, Hanwell, W7**



- 4 Double Bedroom
- 2 Bathrooms
- Almost 1,500 Sq Ft
- Option To Purchase Extra Land
- Extended Kitchen & Loft
- Chain Free

This substantial chain free, four-double-bedroom, two-bathroom semi-detached family home offers an exceptional opportunity to customise a spacious property in the highly sought-after enclave of Olde Hanwell. The ground floor offers a storm porch and entrance hallway into a large, bay-fronted reception room, a formal dining room, and a full-width extended kitchen. A clever space under the stairs provides the perfect footprint to add a guest WC and utility area. On the first floor, you will find two generous double bedrooms and a spacious family bathroom with a separate shower. The extended loft hosts two additional double bedrooms, one featuring an en-suite shower room and the other providing handy eaves storage. Outside, the property benefits from private front and rear gardens, shared side access, alongside a rarely available option to purchase an additional portion of land to create an enviably sized garden oasis. Situated on the desirable Rosebank Road, the home falls within an excellent school catchment area. It offers superb transport links via Hanwell station (Elizabeth line) and Boston Manor station (Piccadilly line), while remaining just moments from the Grand Union Canal, popular pubs and popular local parks.



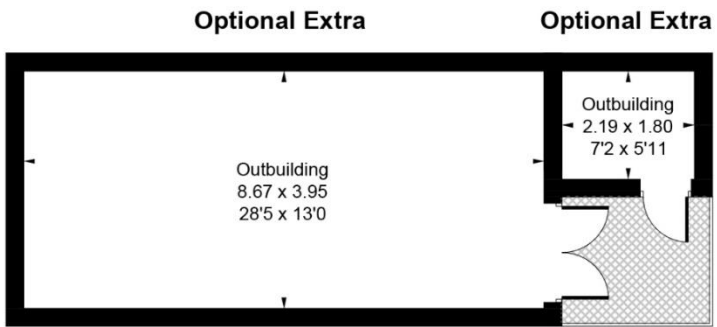
# Rosebank Road, W7

Approximate Gross Internal Area = 138.07 sq m / 1486 sq ft

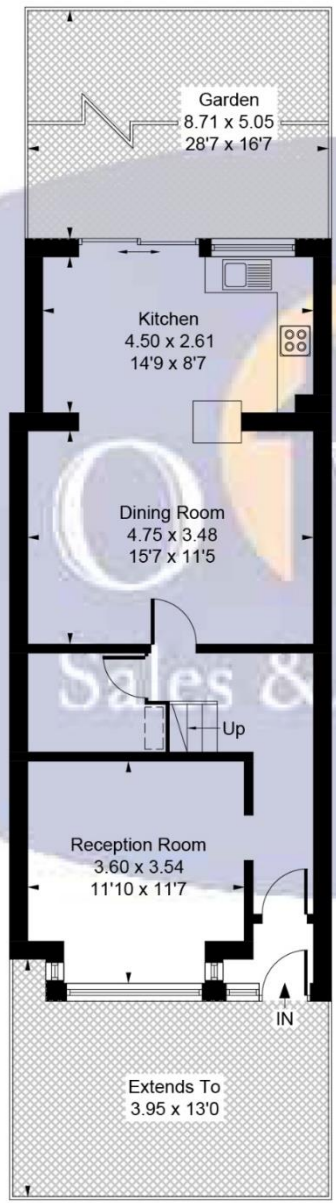
Reduced Headroom = 0.28 sq m / 3 sq ft

Outbuildings = 39.16 sq m / 422 sq ft

Total = 177.51 sq m / 1911 sq ft



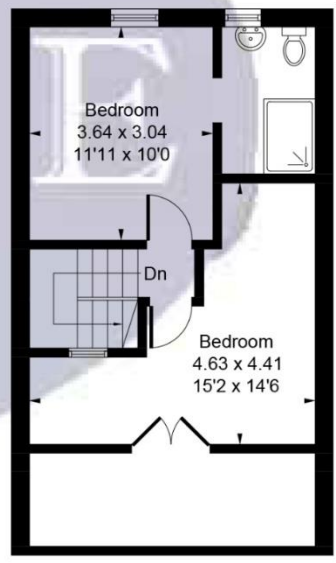
**Outbuilding Available To Purchase Separately**



**Ground Floor**  
**56.62 sq m / 609 sq ft**  
**Reduced Headroom**  
**0.28 sq m / 3 sq ft**



**First Floor**  
**40.37 sq m / 435 sq ft**



**Second Floor**  
**41.08 sq m / 442 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

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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.

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.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.

## EPC Rating D

