



£1,050,000

St Marks Road, Hanwell, W7



- 3 Double Bedrooms & Office
- End Of Terrace
- Stunning Extension
- Exceptional Standard Of Finish
- Over 1,500 Sq Ft
- Large South Facing Garden

An attractive Victorian end-of-terrace family home in Olde Hanwell which has been significantly enhanced by a full-width extension and a comprehensive refurbishment throughout. The ground floor offers a generous and well-planned layout, featuring an inviting extended entrance hallway that leads into a large, bay-fronted reception room. The heart of the home is the stunning, spacious dining room, reception and modern eat-in kitchen, complemented by a large island and practical utility room and guest WC. Sleeping accommodation is arranged over the upper floors, with 2 double bedrooms and useful nursery/office/walk-in wardrobe and a stylish family bathroom on the first floor, while a third double bedroom occupies a private position at the top of the house. Externally, the property boasts a front garden and a large, wide south-facing rear garden, which benefits from useful side access due to the home's end-of-terrace position. Ideally located on St Marks Road, the house is just moments from the Grand Union Canal and falls within the sought-after catchment areas for St Marks, Oaklands, and St Josephs schools. Excellent transport links are nearby, including Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, providing easy access to local shopping facilities, bus routes, and major road networks.



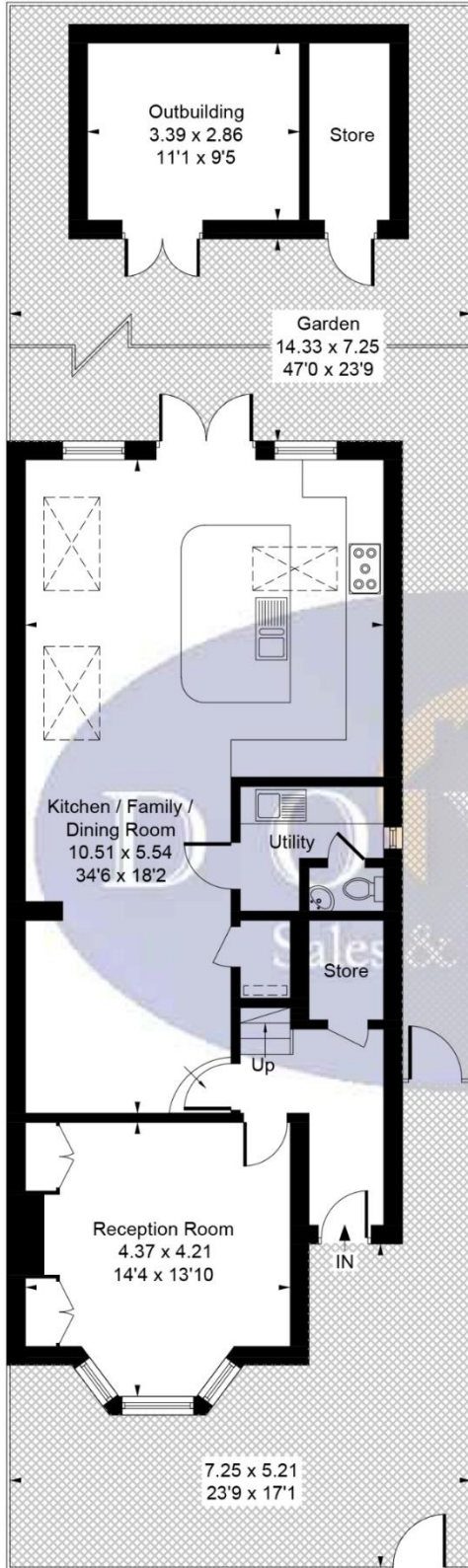
St Marks Road, London, W7 2PN

Approximate Gross Internal Area = 136.61 sq m / 1470 sq ft

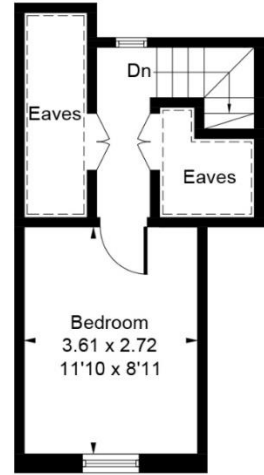
Reduced Headroom & Eaves = 6.54 sq m / 71 sq ft

Outbuilding & Store = 14.25 sq m / 153 sq ft

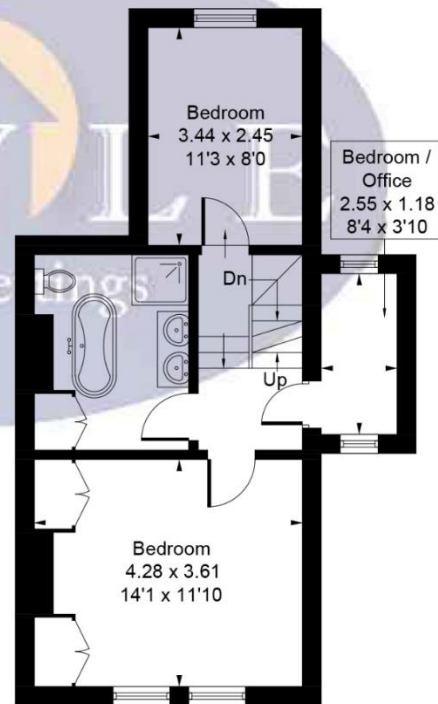
Total = 157.40 sq m / 1694 sq ft



Ground Floor
80.82 sq m / 870 sq ft
Reduced Headroom
0.16 sq m / 2 sq ft



Second Floor
14.04 sq m / 151 sq ft
Reduced Headroom & Eaves
6.38 sq m / 69 sq ft

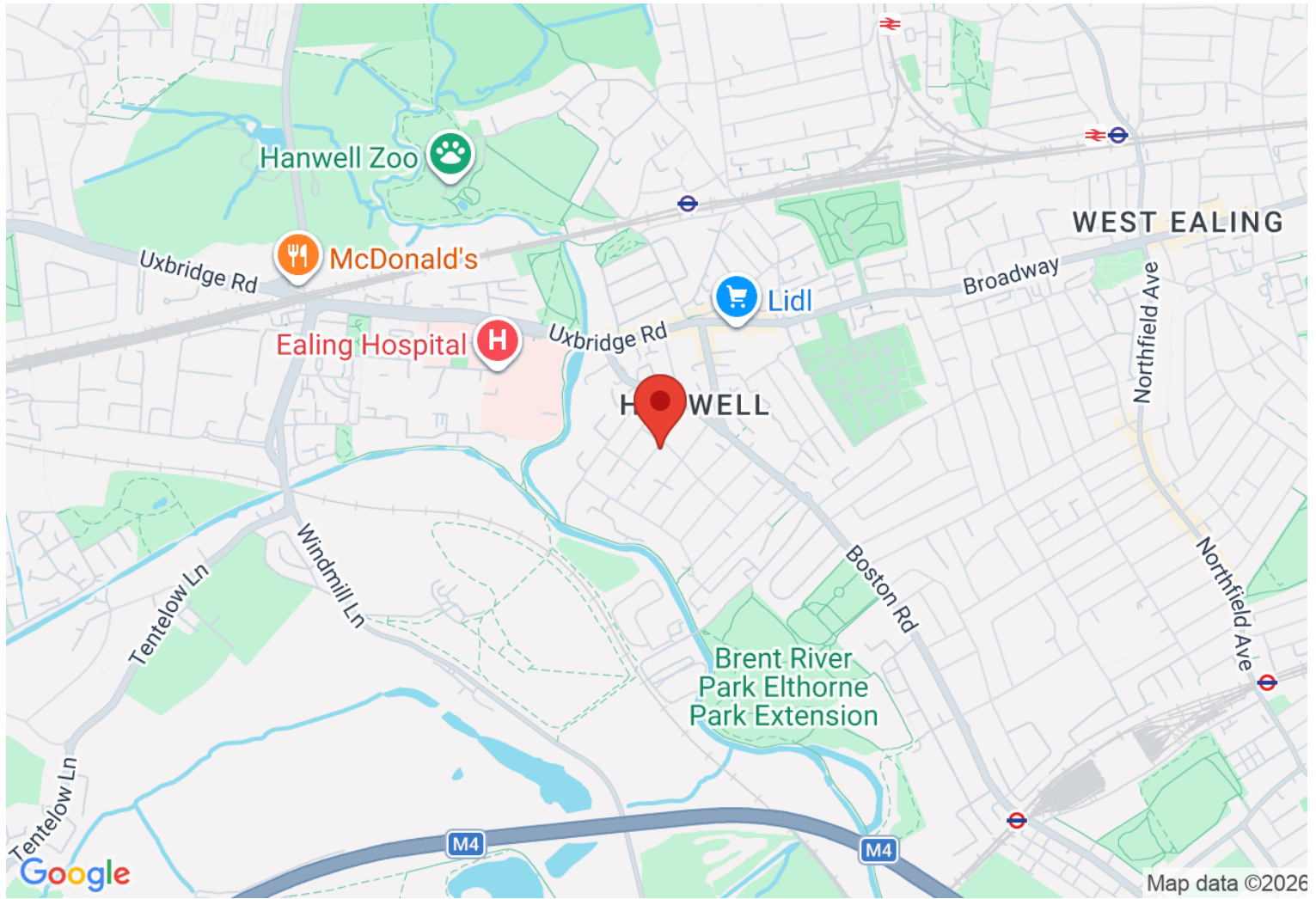


First Floor
41.75 sq m / 449 sq ft

= 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

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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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EPC Rating C

