



**£530,000**

**Upfield Road, Hanwell, W7**



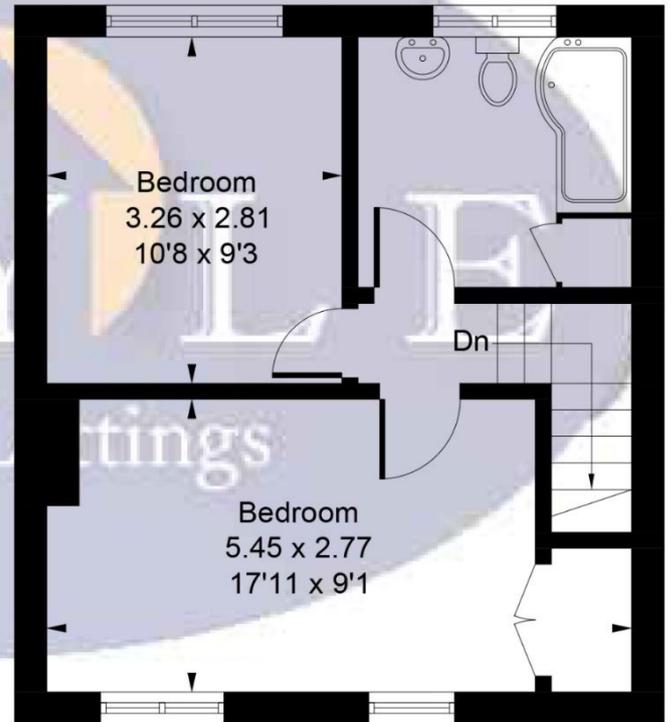
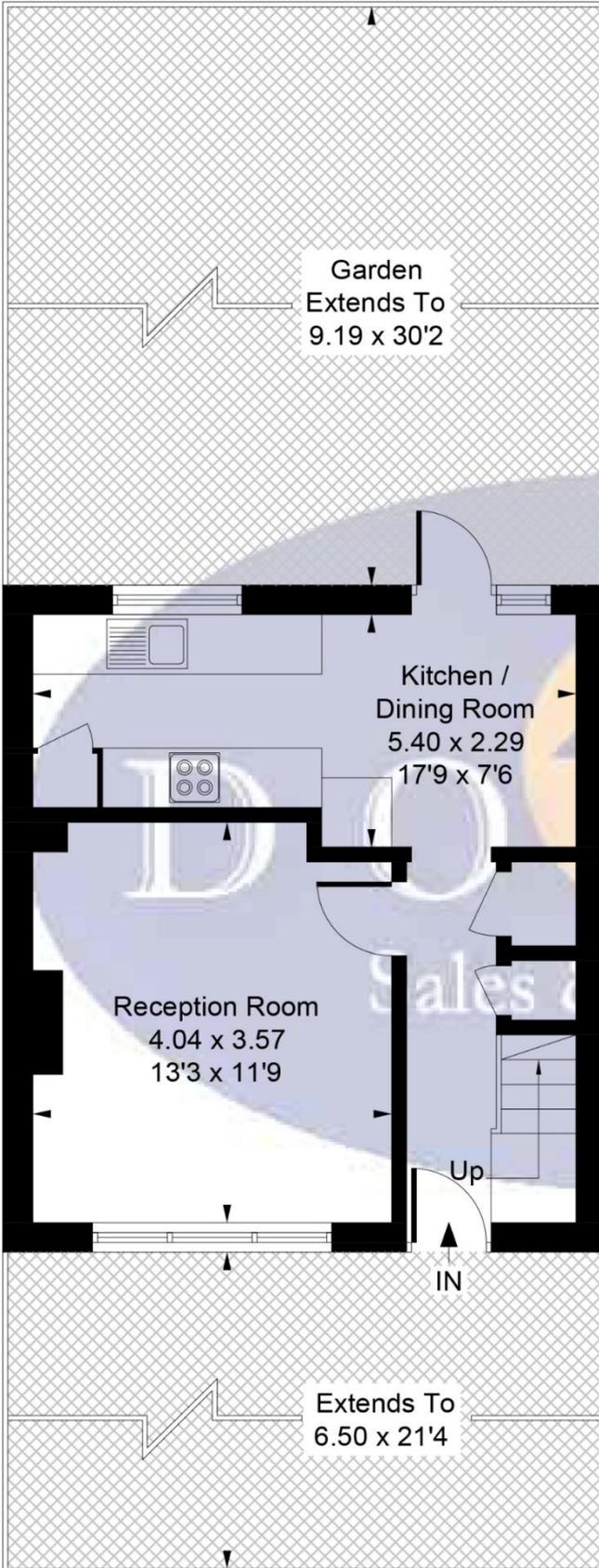
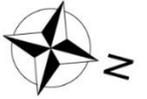
- 2 Double Bedroom
- Off Street Parking
- Renovated
- Potential to extend STPP
- Southwest Facing Garden
- Chain Free

Chain-free, two double bedroom family home with off-street parking and loft with extension potential (STPP). This well-presented home features a large front reception room, recently updated with surround sound system wiring, and a stunning fitted kitchen complete with Neff and Bosch appliances and a dining area. On the first floor are two double bedrooms and a stylish family bathroom. The southwest-facing garden provides an ideal space for relaxing or entertaining, while the loft offers excellent storage and scope to extend (STPP). Built-in wardrobes and ample storage complete the property. Conveniently located on Upfield Road, close to Elizabeth line from Hanwell and Castle Bar Park railway stations, with schools, parks, shops, and the newly approved Gurnell Leisure Centre nearby.



# Upfield Road, W7

Approximate Gross Internal Area  
67.36 sq m / 725 sq ft

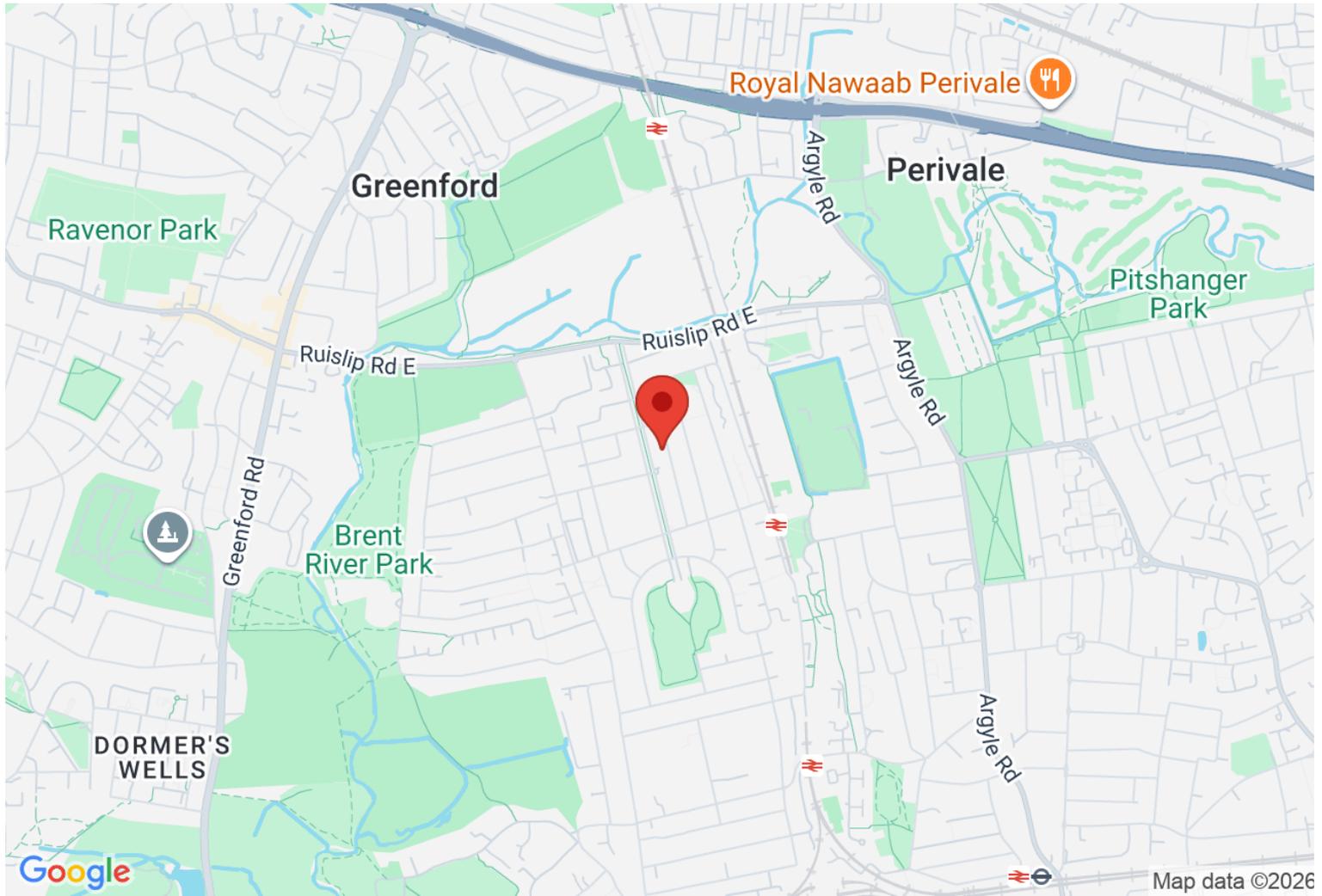


**First Floor**  
**33.51 sq m / 361 sq ft**

**Ground Floor**  
**33.85 sq m / 364 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

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

