



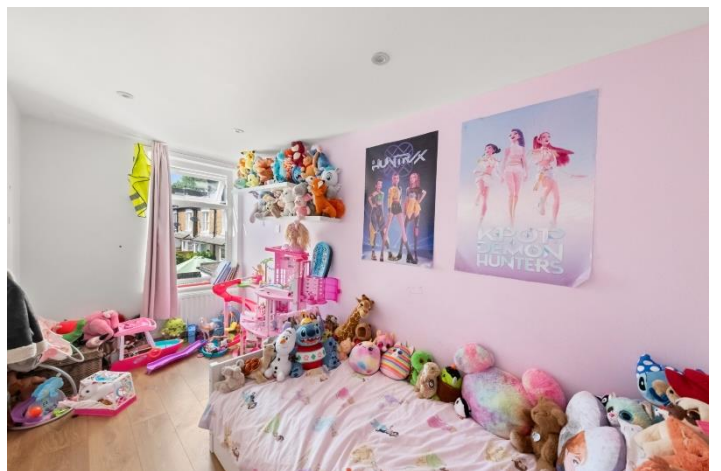
£700,000

St Andrews Road, Hanwell, W7



- 3 Bedrooms
- Extended Kitchen
- Quiet Cul De Sac
- Excellent School Catchment
- Over 1,000 Sq Ft
- Chain Free

This stunning, extended three-bedroom family home is presented in immaculate condition by the current owners and situated in a quiet cul de sac in popular Olde Hanwell. The property comes to the market chain-free and features a bright, open-plan living and dining room perfect for modern entertaining and extended kitchen leading to a private rear garden. The layout has been updated, with the stairs changed back to the traditional position to maximise the property's flow and space and upstairs boasts 2 generous bedrooms and large family bathroom. The loft has been modified to accommodate a double bedroom and easily accessible eaves storage. Ideally located for Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, St Andrews Road provides excellent transport links alongside varied bus routes on Boston Road. It sits within highly regarded local school catchments, including St. Mark's, Oaklands, and the Ofsted 'Outstanding' Elthorne Park High School.

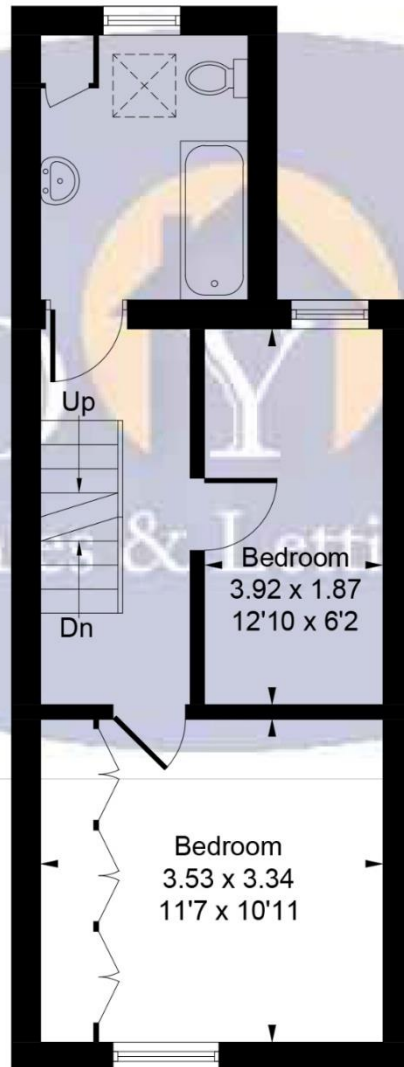
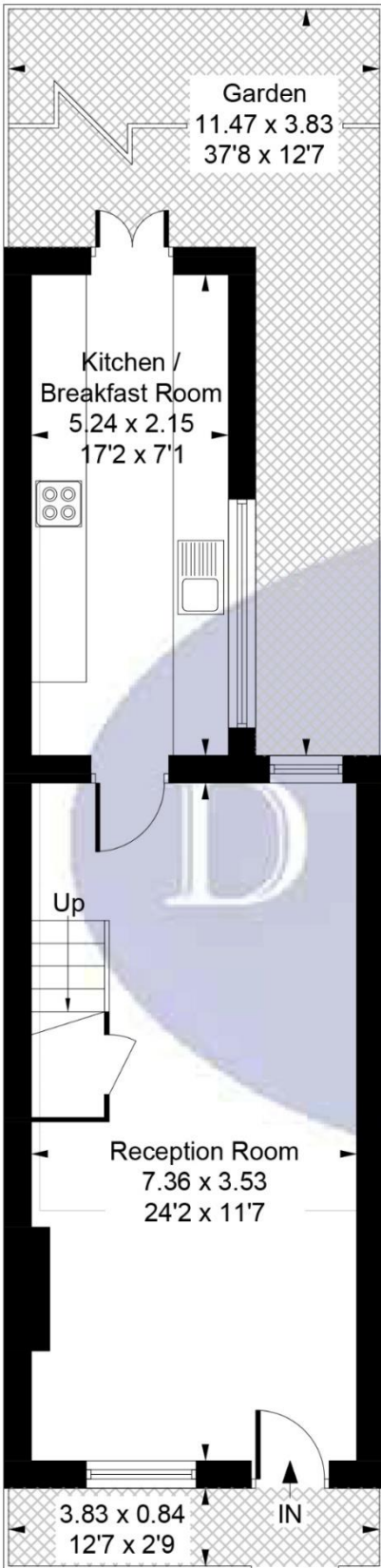


St Andrews Road, W7 2NX

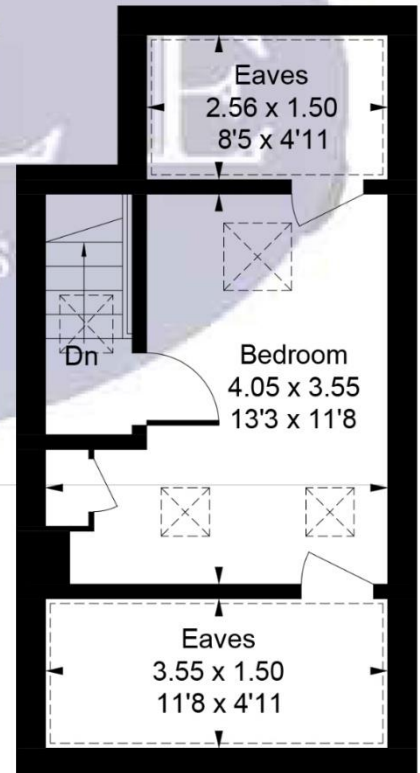
Approximate Gross Internal Area = 85.94 sq m / 925 sq ft

Reduced Headroom & Eaves = 10.15 sq m / 109 sq ft

Total = 96.09 sq m / 1034 sq ft



First Floor
32.92 sq m / 354 sq ft



Second Floor
14.37 sq m / 155 sq ft
Reduced Headroom & Eaves
10.15 sq m / 109 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 W: www.doylesalesandlettings.co.uk

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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 D