



**£599,950**

**Deans Road, Hanwell, W7**



- 3 Bedrooms
- Over 1,000 Sq ft
- 2 Reception Rooms
- Opportunity To Extend STPP
- Quiet Cul De Sac
- Chain Free

A chain free, 3 bedroom, mid terrace, family home with an opportunity to extend in a popular, quiet, cul de sac in Hanwell. Accommodation comprises wide entrance hall, spacious bay fronted lounge, rear dining room, kitchen and timber extension. On the first floor there are 2 double bedrooms, large single bedroom and family bathroom. This home benefits from chain free, an opportunity to extend the rear and convert the loft space (STPP) and front and rear gardens, the latter southwest facing. Deans Road is conveniently located for Hanwell station (Elizabeth line), Boston Manor station (Piccadilly line) fantastic schools, parks, canal, bus routes and road networks.

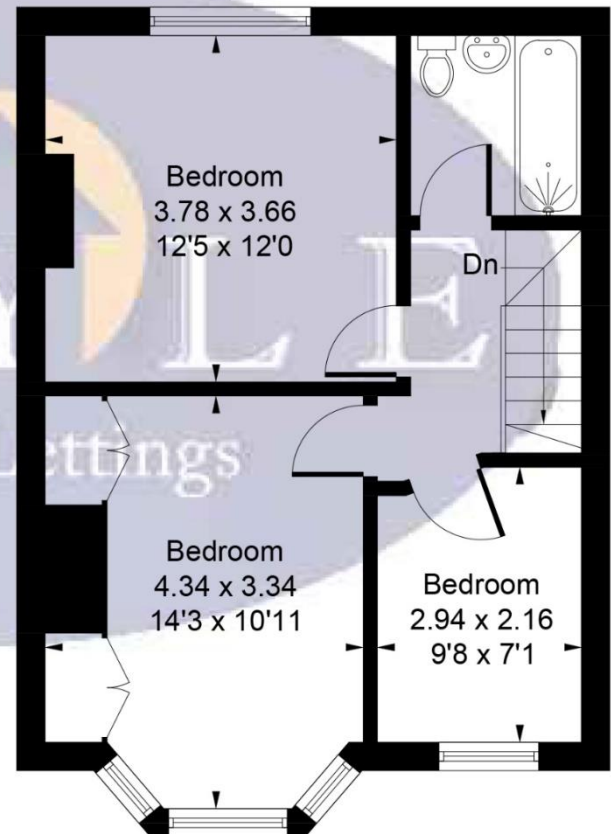
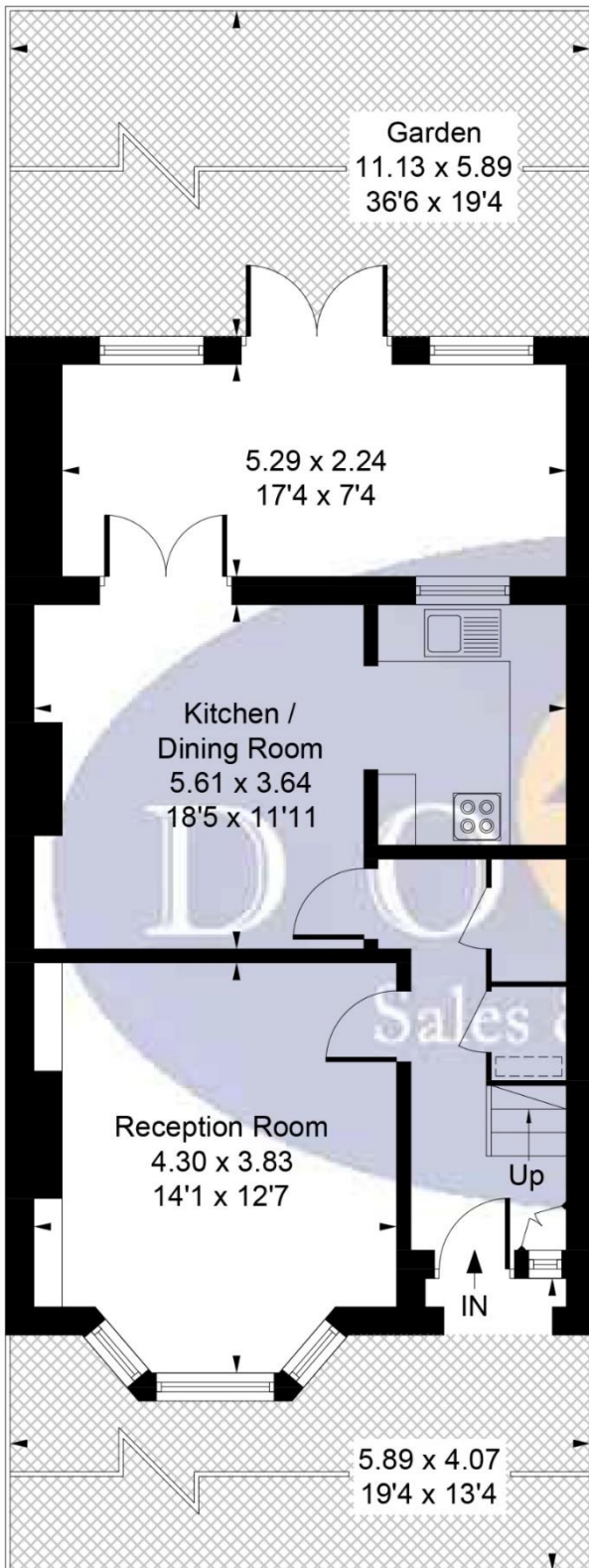
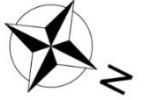


# Dean's Road, London, W7 3QB

Approximate Gross Internal Area = 99.76 sq m / 1074 sq ft

Reduced Headroom = 0.20 sq m / 2 sq ft

Total = 99.96 sq m / 1076 sq ft



**First Floor**  
43.45 sq m / 468 sq ft

**Ground Floor**  
56.31 sq m / 606 sq ft  
**Reduced Headroom**  
0.20 sq m / 2 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.

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## 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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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 F

