



£650,000

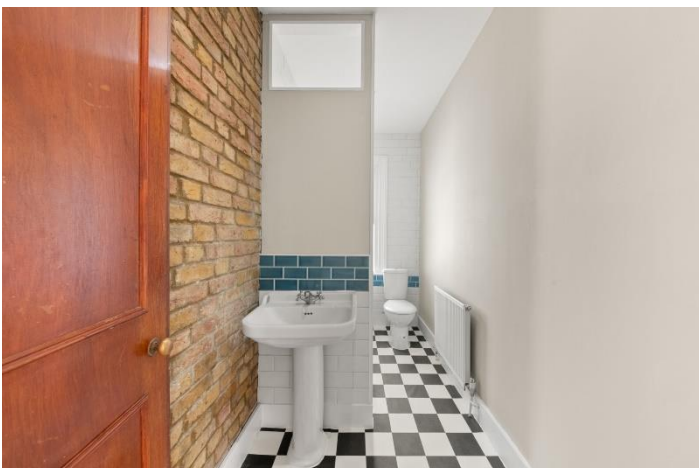
Montague Road, Hanwell, W73PG



- 3 Bedrooms
- Front & Rear Gardens
- Over 1,000 Sq Ft
- 2 Reception Rooms
- Opportunity To Extend STPP
- Chain Free

This charming, light-filled Edwardian mid-terrace home perfectly blends period character with modern family living on the desirable and quiet Montague Road. The ground floor features a storm porch, entrance hallway, spacious front lounge, large dining room with double doors to the garden and modern kitchen brightened by an overhead skylight. Upstairs, a sunlit landing leads to three bedrooms, family bathroom and generous loft area offering excellent conversion potential. Retaining beautiful features like fireplaces, exposed brick, panelling and stripped floorboards, the property further benefits from a lovely private rear garden with convenient gated access. Superbly located for commuters and families, Montague Road is just moments from Hanwell Station (Elizabeth Line), Boston Manor Station (Piccadilly Line), top-tier schools, local high street shops, and the scenic walks of Bunny Park and the Grand Union Canal.

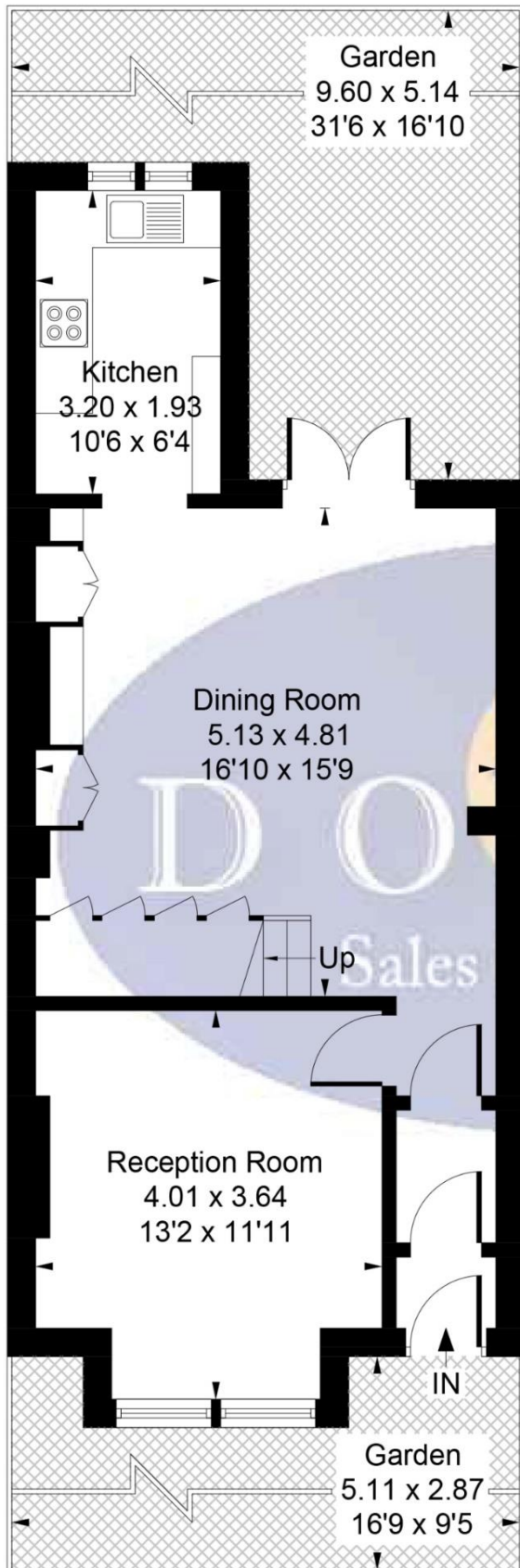
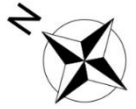
Montague Road, Hanwell, W73PG



Montague Road, W7 3PG

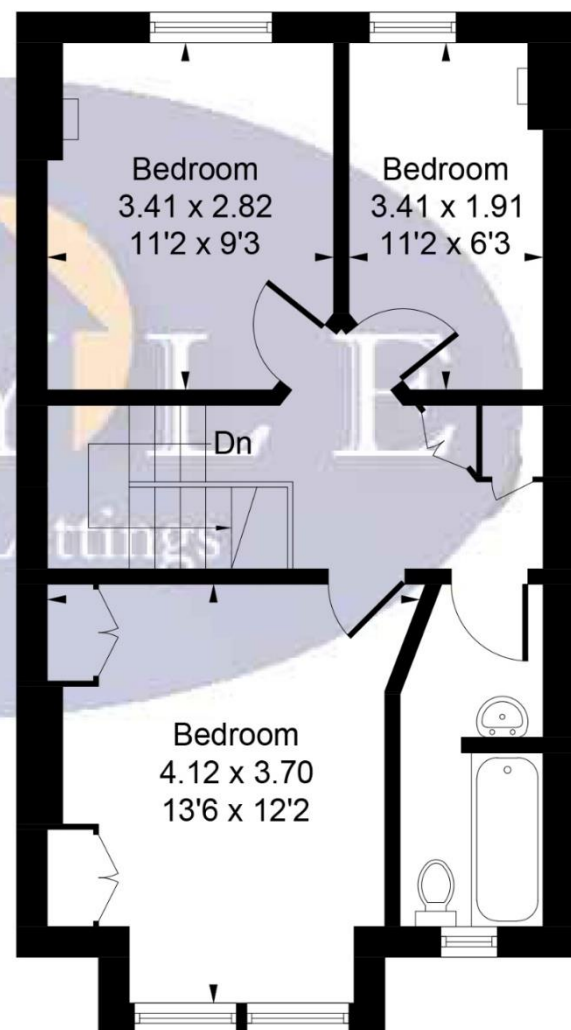
Approximate Gross Internal Area

94.18 sq m / 1014 sq ft



Ground Floor

50.58 sq m / 545 sq ft



First Floor

43.60 sq m / 469 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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EPC Rating C

