



£750,000

St Andrews Road, Hanwell, W7



- 3 Bedrooms
- Extended Loft Conversion
- 925 Sq Ft
- Quiet Cul De Sac
- Private Garden - Rear Access
- Excellent School Catchment

A stunning, extended, three bedroom, Victorian cottage, located on a private no through road in Olde Hanwell. The accommodation which has been tastefully updated and extended by the current owners comprises front reception, dining room and kitchen with access to the private south facing rear garden with secure gated access. On the first floor there are two double bedrooms and a family bathroom. The dormer loft conversion boasts a spacious master bedroom with built in wardrobes and eaves storage. St Andrews Road is situated a short stroll from the Grand Union Canal and the popular Fox Public House, is in a great school catchment and within easy access to Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, good bus routes, road networks and good shopping facilities.

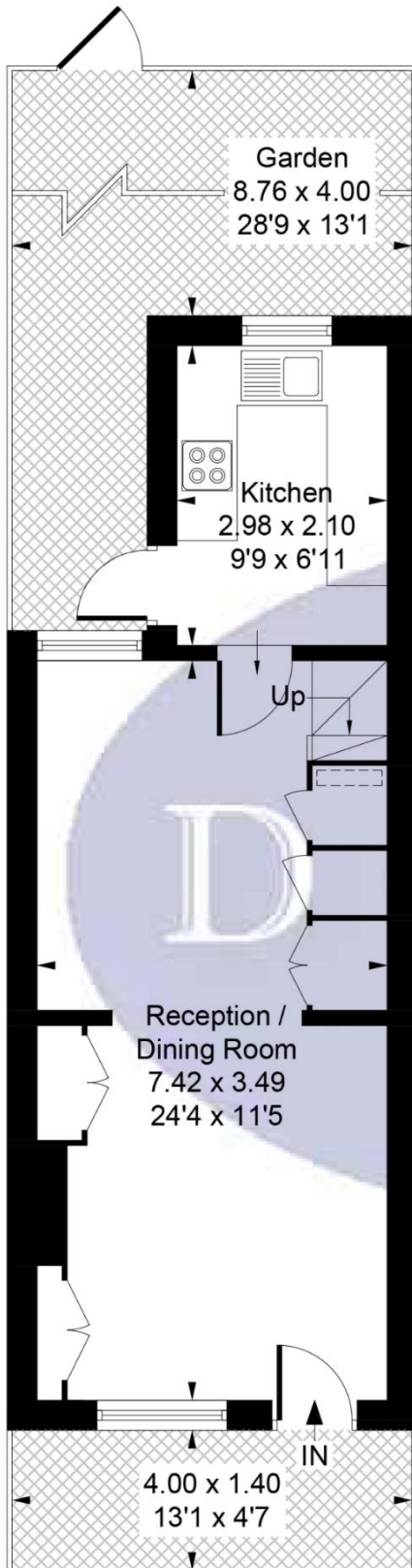


St Andrews Road, W7 2NX

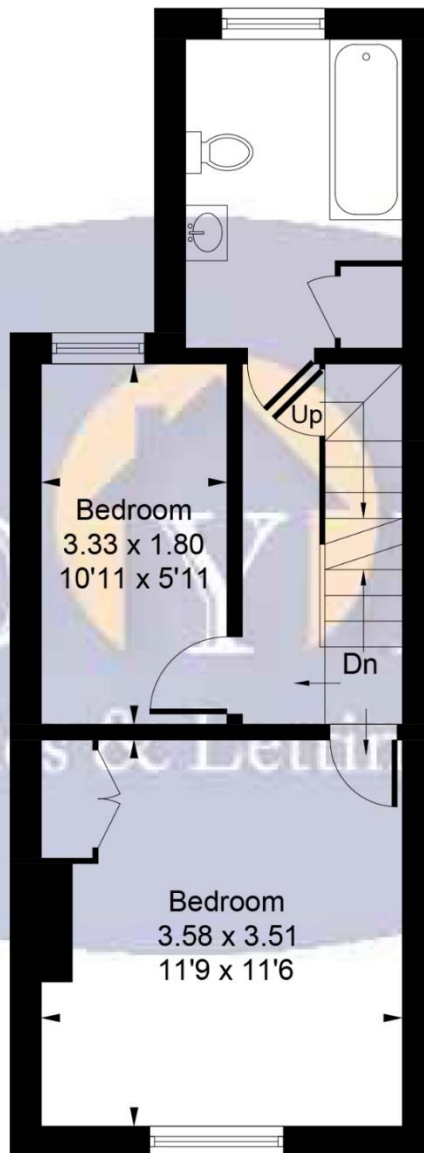
Approximate Gross Internal Area = 80.84 sq m / 870 sq ft

Reduced Headroom & Eaves = 5.06 sq m / 55 sq ft

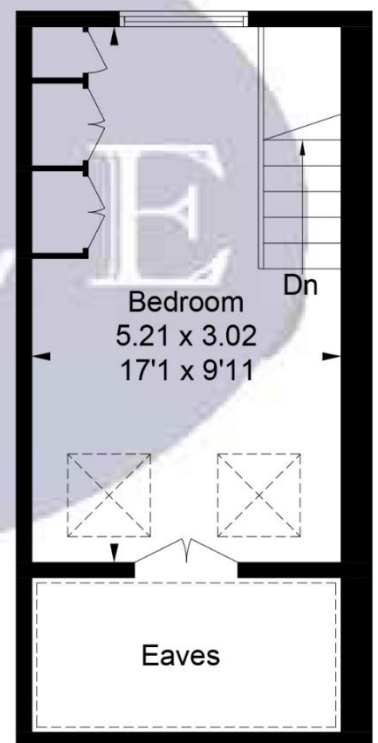
Total = 85.90 sq m / 925 sq ft



= Reduced headroom below 1.5m / 5'0



First Floor
32.51 sq m / 350 sq ft



Second Floor
15.60 sq m / 168 sq ft
Reduced Headroom & Eaves
4.95 sq m / 54 sq ft

Ground Floor
32.73 sq m / 352 sq ft
Reduced Headroom
0.11 sq m / 1 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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EPC Rating C

