



**£799,950**

**Campbell Road, Hanwell, W7**



- 3 Bedrooms & 2 Receptions
- Opportunity To Extend STPP
- 1,148 Sq Ft
- Front & Rear Gardens
- Close To Elizabeth Line
- Carport & Chain Free

Doyle Sales & Lettings are proud to present this attractive, chain free, three bedroom family in Hanwell's highly popular Golden Manor area. The ground floor features a wide entrance hallway, bright bay-fronted lounge, separate dining room, fitted kitchen, and a practical utility room. Upstairs offers two double bedrooms, single bedroom, and a family bathroom with separate WC. The property provides excellent potential to extend into both the loft and the rear (STPP). Outside, you will find front and rear gardens, a useful carport with rear access, and an outdoor WC. Perfectly located on Campbell Road, the home falls within a prime catchment area for great schools including St Joseph's, Hobbayne, and Drayton Manor. It also offers superb transport links, sitting within easy reach of Hanwell Station (Elizabeth Line), bus routes to Ealing Broadway, and local road networks. Bunny Park, local shops, and restaurants are all nearby.



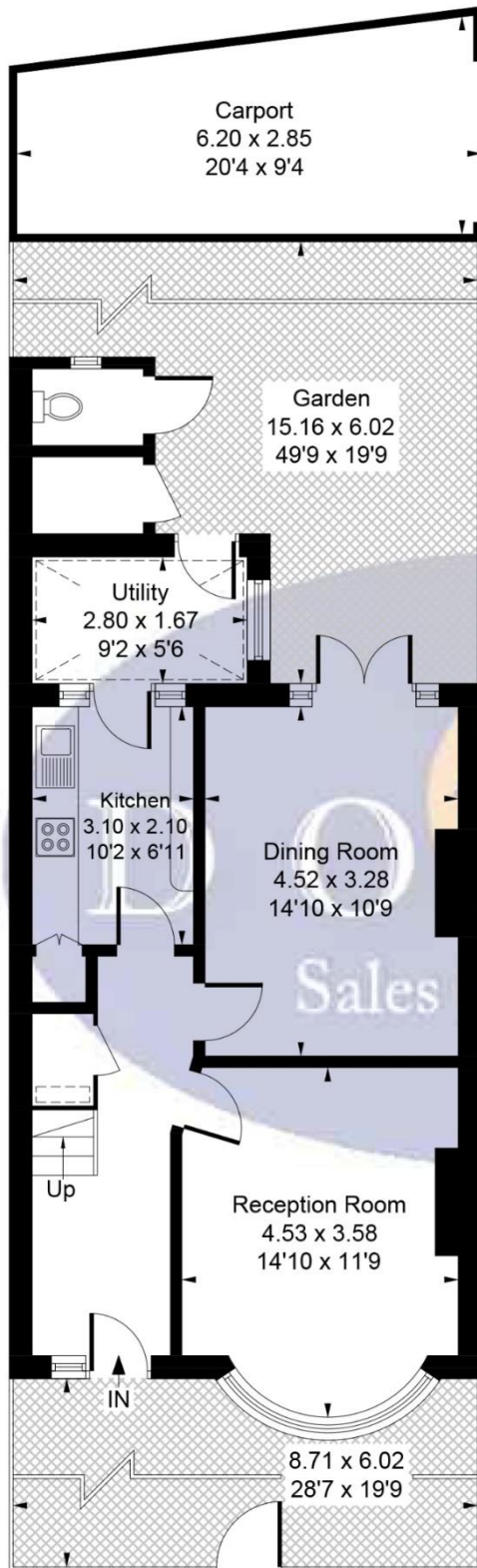
# Campbell Road, London, W7 3EA

Approximate Gross Internal Area = 106.62 sq m / 1148 sq ft

Reduced Headroom = 0.20 sq m / 2 sq ft

Carport = 14.72 sq m / 158 sq ft

Total = 121.54 sq m / 1308 sq ft



## Ground Floor

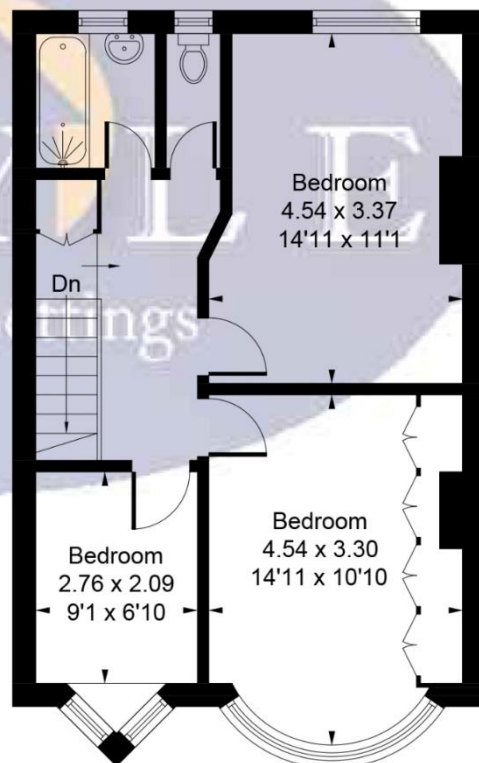
57.81 sq m / 622 sq ft

Reduced Headroom

0.20 sq m / 2 sq ft



= Reduced headroom below 1.5m / 5'0



## First Floor

48.81 sq m / 526 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.

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EPC Rating G

