St. Andrews Road, W7 £675,000

A three bedroom Victorian home, set within a private cul-de-sac road in Olde Hanwell, which has the added feature of a loft room that can be used as an additional sleeping space or study. The property also has a west-facing garden to the rear.

Upon entering the property you have the reception room which has living and dining space. This then leads on to the modern kitchen with additional storage space and garden, The first floor
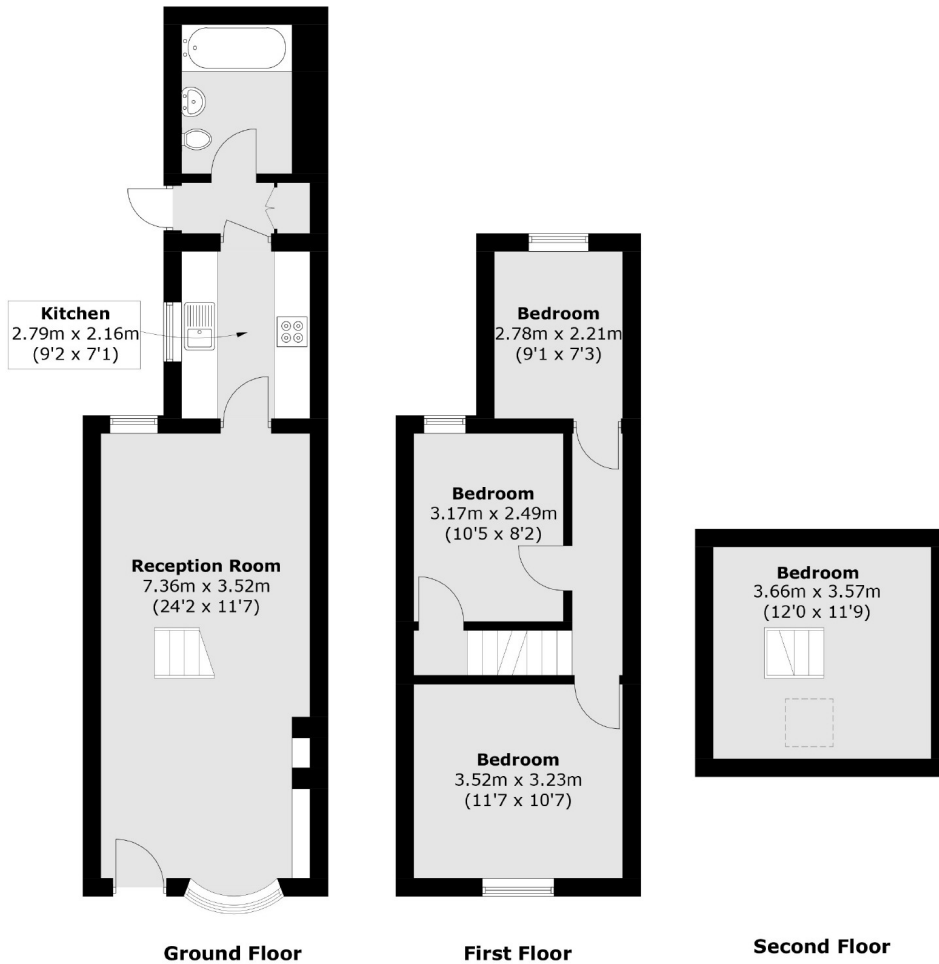
Upon entering the property you have the reception room which has living and dining space. This then leads on to the modern kitchen with additional storage space and access to the west-facing garden.

On the first floor there are three good size bedrooms with one providing the access up to the additional loft room which give either a sleeping area or could be used as a study. There is also extra storage room in the eaves.

Ideally located for Hanwell Elizabeth line and Boston Manor Piccadilly tube stations providing excellent transport links as well as many varied and frequent bus routes on Boston Road. Well regarded school catchments locally including St. Marks, with both Oaklands Primary and Elthorne Park High being rated 'outstanding' by Ofsted.

• Sought After Location • West-Facing Garden • Good Local Schools •
• Elthorne Park Near • Excellent Condition • Loft Room •

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Kitchen
2.79m x 2.16m
(9'2 x 7'1)

Reception Room
7.36m x 3.52m
(24'2 x 11'7)

Ground Floor

Bedroom
2.78m x 2.21m
(9'1 x 7'3)

Bedroom
3.17m x 2.49m
(10'5 x 8'2)

Bedroom
3.52m x 3.23m
(11'7 x 10'7)

First Floor

Bedroom
3.66m x 3.57m
(12'0 x 11'9)

Second Floor

Total area (approx.): 86.8 sq. m (934.2 sq. ft)

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