



£550,000

St Margarets Road, Hanwell, W7



- 2 Double Bedrooms
- 2 Reception Rooms
- Opportunity To Extend
- Popular Olde Hanwell
- South Facing 80 Ft Garden
- Chain Free

Chain free, 2 double bedroom, family home, with large south facing rear garden. Accommodation comprises entrance hallway, front reception room, dining room and kitchen. On the first floor there are two double bedrooms and great sized loft which offers an opportunity to convert and create more living space. The property benefits from a large private rear garden, over 80 ft in length and South facing. St Margarets Road is situated close to the Grand Union Canal and the popular Fox Public House, in a great school catchment area, within easy access to Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, road networks, bus routes, parks and shops. This property is offered with vacant possession.

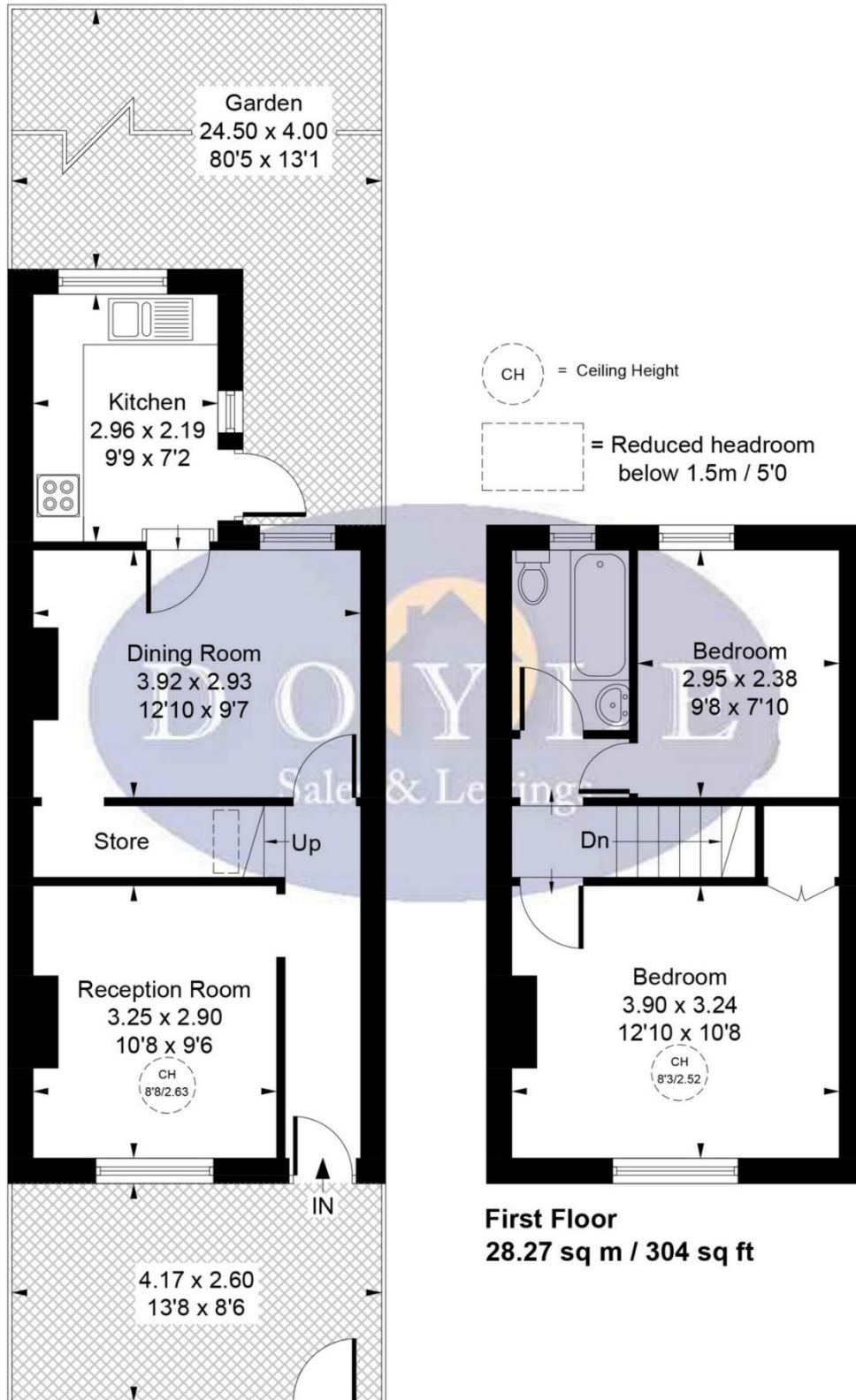
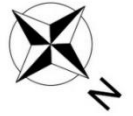


St Margarets Road, W7 2HF

Approximate Gross Internal Area = 63.33 sq m / 681 sq ft

Reduced Headroom = 0.25 sq m / 3 sq ft

Total = 63.58 sq m / 684 sq ft



Ground Floor
35.06 sq m / 377 sq ft

Reduced Headroom
0.25 sq m / 3 sq ft

First Floor
28.27 sq m / 304 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.

© Vizion Property Marketing Produced for Doyle Sales & Lettings

Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: info@doylesalesandlettings.co.uk W: www.doylesalesandlettings.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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 D

