



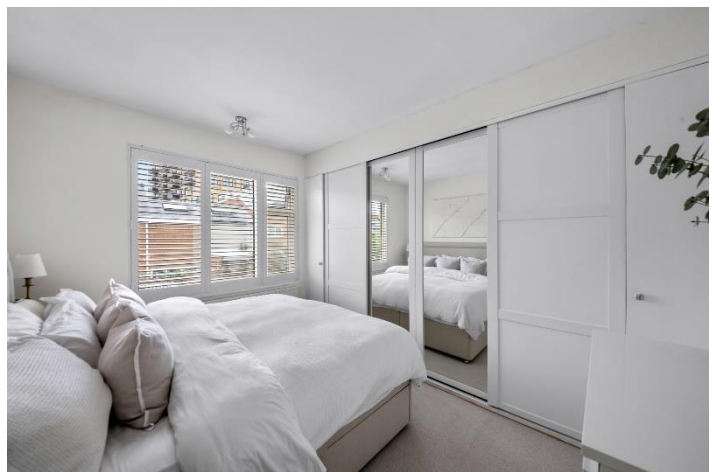
£675,000

Montague Road, Hanwell, W7



- 3 Bedrooms
- End Of Terrace
- 1,057 Sq Ft
- Large Rear Garden
- Extended Kitchen
- Close To Elizabeth Line

A stunning, extended, 3 bedroom, end of terrace, family home in central Hanwell. The property which has been well maintained by the current owners comprises wide entrance hall, bay fronted lounge, dining room, utility room, guest WC and extended kitchen with French doors out to rear garden. Upstairs offers 2 double bedrooms, large single bedroom and stylish family bathroom. Benefits include loft storage front garden and large private south westerly facing rear garden with outbuilding and valuable side access. Montague Road is conveniently located for Hanwell station (Elizabeth line), Boston Manor station (Piccadilly line), excellent schools, an array of local shops on Hanwell Broadway, bus routes, road networks, canal and parks.



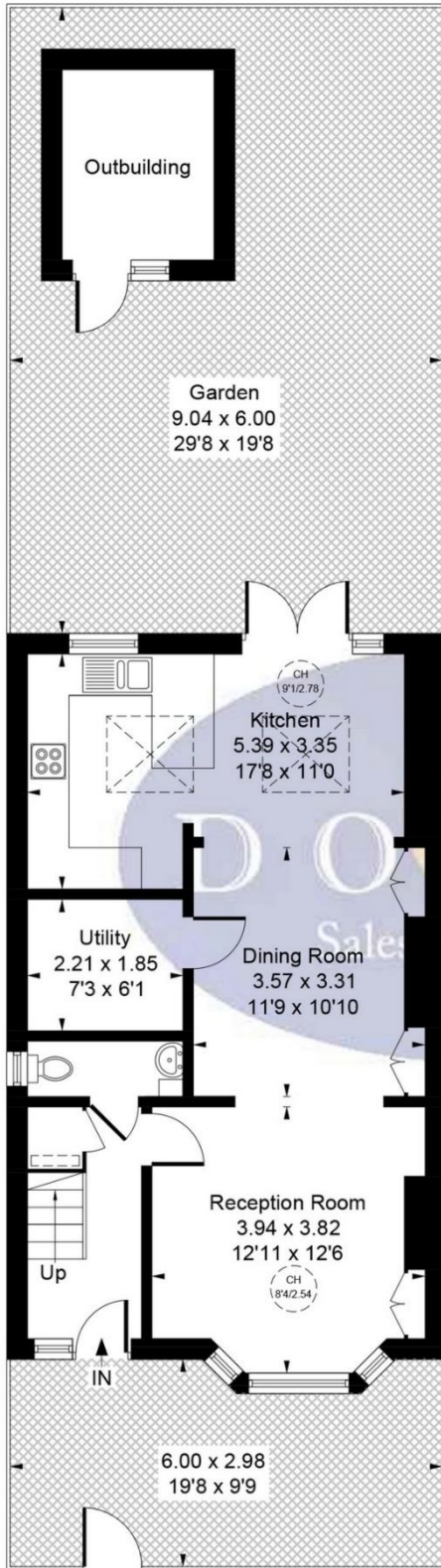
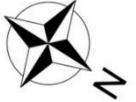
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Approximate Gross Internal Area (Excluding Outbuilding & Void)

98.02 sq m / 1055 sq ft

Reduced Headroom = 0.16 sq m / 2 sq ft

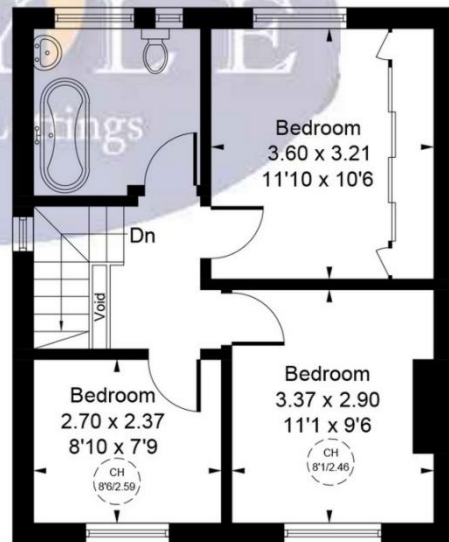
Total = 98.18 sq m / 1057 sq ft



Ground Floor
57.44 sq m / 618 sq ft
Reduced Headroom
0.16 sq m / 2 sq ft



CH = Ceiling Height
 = Reduced headroom below 1.5m / 5'0



First Floor
40.58 sq m / 437 sq ft
(Excluding Void)

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.

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

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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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Written quotations available on request. All loans secured on property. Life assurance is usually required.

EPC Rating D

