



**£800,000**

**Osterley Park View Road, Hanwell, W7**



- 3/4 Bedroom
- End Of Terrace
- Almost 1500 Sq Ft
- Side Access & Parking
- Detached Annex: Separate Title
- Popular Olde Hanwell

A fantastic opportunity to purchase a well presented, end of terrace, family home with rarely available large detached Annex (separate title on land registry) and off street parking in the very popular area of Olde Hanwell. Offering almost 1500 sq ft of living space the ground floor comprises entrance hallway, front reception, dining room and kitchen. The upstairs offers 3 bedrooms, family bathroom and the bonus of a superb loft room accessed via a staircase. This special property further benefits from front and rear gardens, side access and off street parking. The detached Annex, which could be used as a rental investment, is accessed via the garden and comprises open plan reception, dining and kitchen, shower room and mezzanine bedroom area. Osterley Park View Road is an ideal location for great schools, Boston Manor (Piccadilly line) & Hanwell (Elizabeth line) stations, bus routes, road networks, parks and an array of local shops.





# Osterley Park View Road, London, W7 2HG

Approximate Gross Internal Area = 98.81 sq m / 1064 sq ft

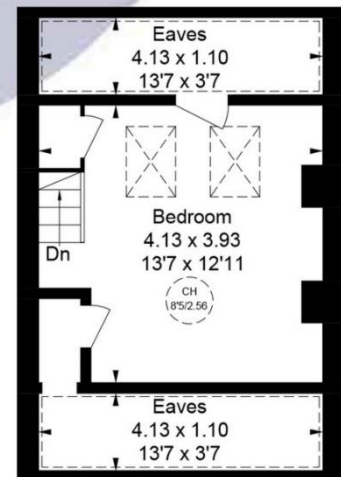
Annex = 28.74 sq m / 309 sq ft

Reduced Headroom & Eaves = 10.12 sq m / 109 sq ft

Total = 137.67 sq m / 1482 sq ft



= Reduced headroom below 1.5m / 5'0



**Second Floor**  
15.99 sq m / 172 sq ft  
Reduced Headroom & Eaves  
10.12 sq m / 109 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.

## 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.

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 Graph

