



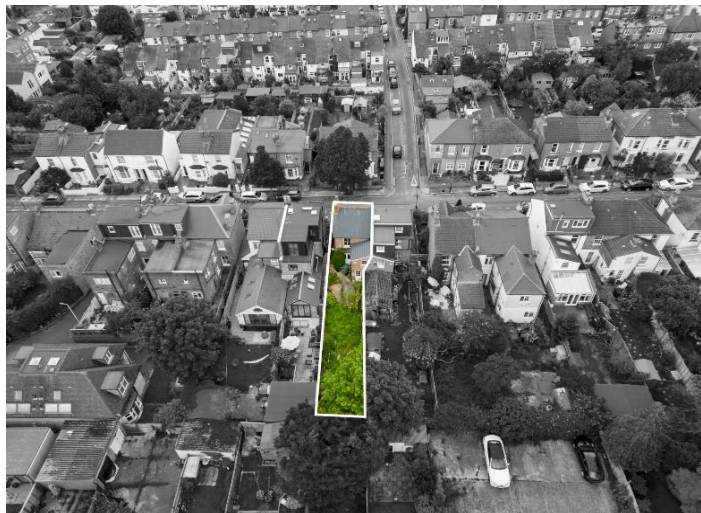
**£700,000**

**St Marks Road, Hanwell, W7**



- 2 Double Bedrooms
- Semi Detached
- Opportunity To Extend
- Popular Olde Hanwell
- Almost 80 Ft Garden
- Chain Free

Rarely offered for sale, an attractive and wider than average, chain free, halls adjoining, semi-detached, 2 double bedroom, family home, with large garden in the very popular Olde Hanwell area. The ground floor accommodation comprises enclosed entrance porch, wide entrance hallway, bay fronted reception room, dining room and kitchen. On the first floor there are 2 double bedrooms and family bathroom with bath and separate shower. There are front and rear gardens, the later almost 80 ft long with valuable side access, storage cupboard and an opportunity to extend both the ground floor and into the loft space STPP. St Marks Road is ideally located for Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, Grand Union Canal, fantastic schools, parks, road networks, bus routes and the good shopping facilities that Hanwell offers.



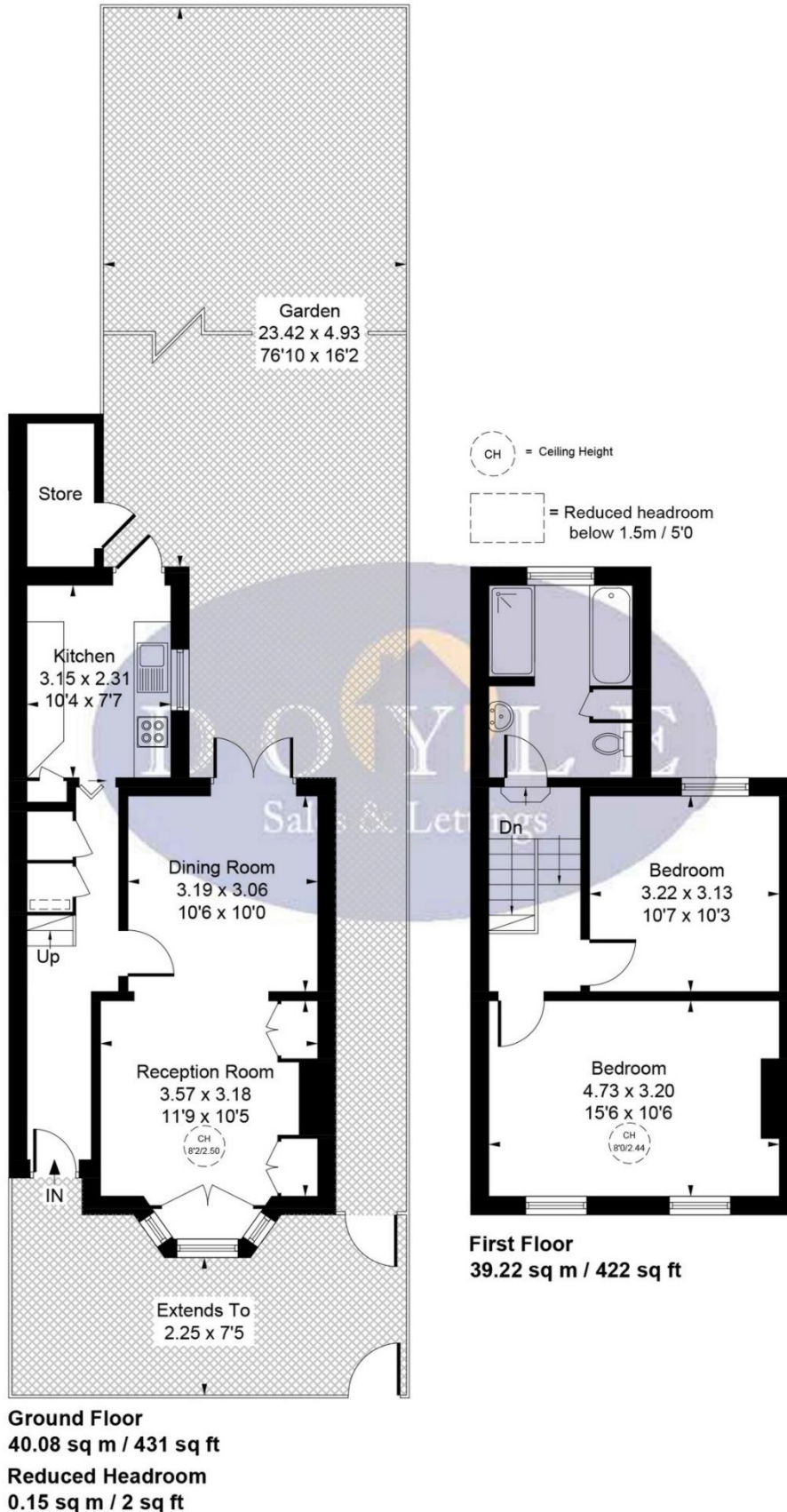
# St Marks Road, London, W7 2PN

Approximate Gross Internal Area = 79.30 sq m / 853 sq ft

Reduced Headroom = 0.15 sq m / 2 sq ft

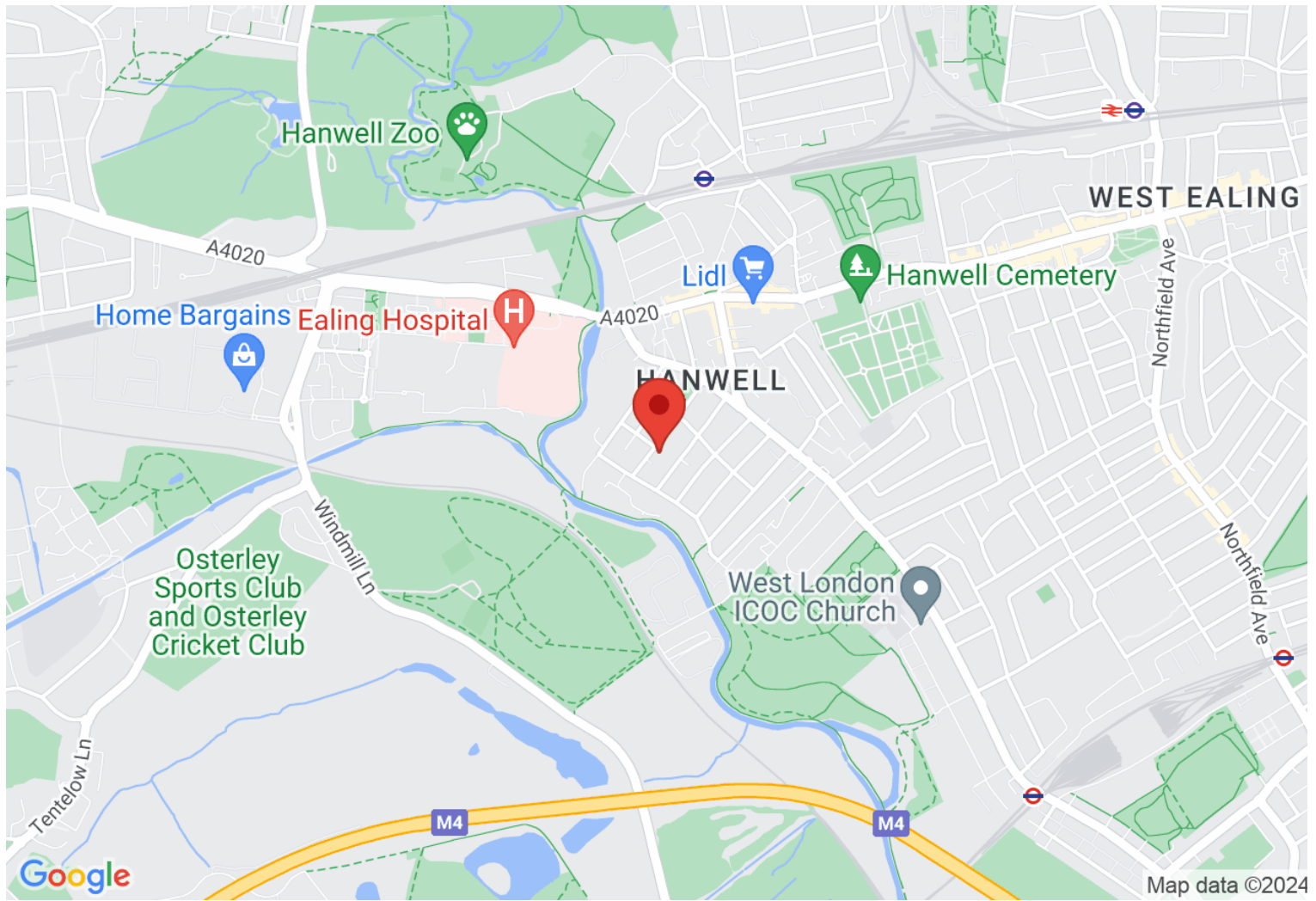
Store = 2.58 sq m / 28 sq ft

Total = 82.03 sq m / 883 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

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: [info@doylesalesandlettings.co.uk](mailto:info@doylesalesandlettings.co.uk) W: [www.doylesalesandlettings.co.uk](http://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

