



£650,000

Boston Road, Hanwell, W7

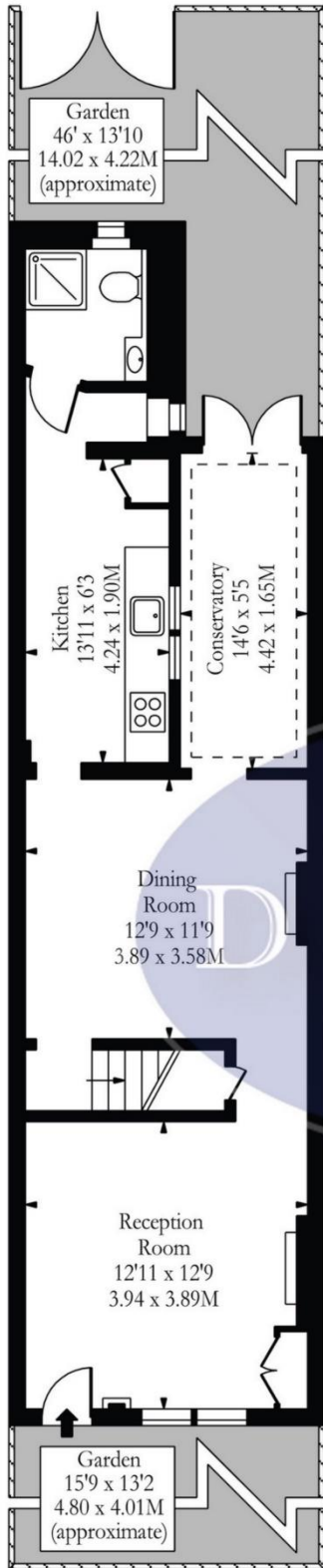
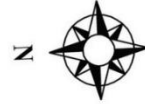


- 3 Bedrooms
- 2 Bathrooms & Utility Area
- 2 Reception Rooms
- Off Street Parking At Rear
- Close To Elizabeth Line
- Chain Free

A well presented, chain free, period property, with off street parking, situated in a very convenient location in Hanwell. This 3 bedroom house has been well maintained by the current owner and offers spacious living throughout. The ground floor accommodation comprises front reception room, rear dining room, shower room with WC, modern kitchen and side conservatory. On the first floor there are three bedrooms, a spacious family bathroom and access to a useful floored loft area. The front garden benefits from artificial grass and the rear garden is low maintenance, has a decked and patio areas and the bonus of off street parking. Boston Road is in a great school catchment area and to the Grand Union Canal and the ever popular Fox Public House. Perfectly located for Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, bus routes, road networks, shopping facilities and offered with no onward chain.



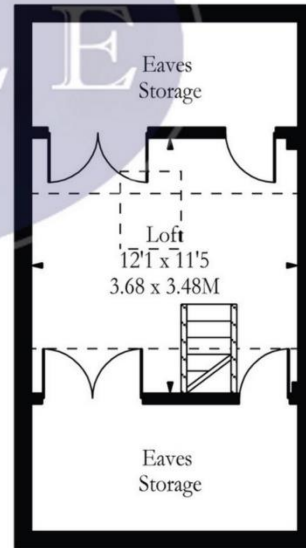
Boston Road, W7



Ground Floor



First Floor



Second Floor

Approx Gross Internal Area 1065 Sq Ft - 98.94 Sq M

(Excluding Eaves Storages, Restricted Height Area & Loft)

Approx Gross Internal Area 1341 Sq Ft - 124.58 Sq M

(Including Eaves Storages, Restricted Height Area & Loft)

Illustration Purposes Only

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 errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale 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 C

