



£600,000

Edinburgh Road, Hanwell, W7



- 3 Bedrooms
- 2 Reception Rooms
- Opportunity To Extend
- Close To Elizabeth Line
- Over 900 Sq Ft
- Chain Free

A chain free, well presented, 3 double bedroom, extended, brick fronted Victorian house located on a quiet, tree lined, no through road in central Hanwell. The ground floor accommodation comprises entrance hall, front reception, dining room, kitchen and shower room with separate WC. Upstairs offers 3 double bedrooms and access to loft space which offers an opportunity to convert (STPP). Outside benefits from a front garden and a well maintained private back garden with useful rear access. Edinburgh Road is only a short walk to both Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations and perfect location for bus routes, road networks, local shops ,parks, canal and excellent schools. * Photos of furniture are CGI

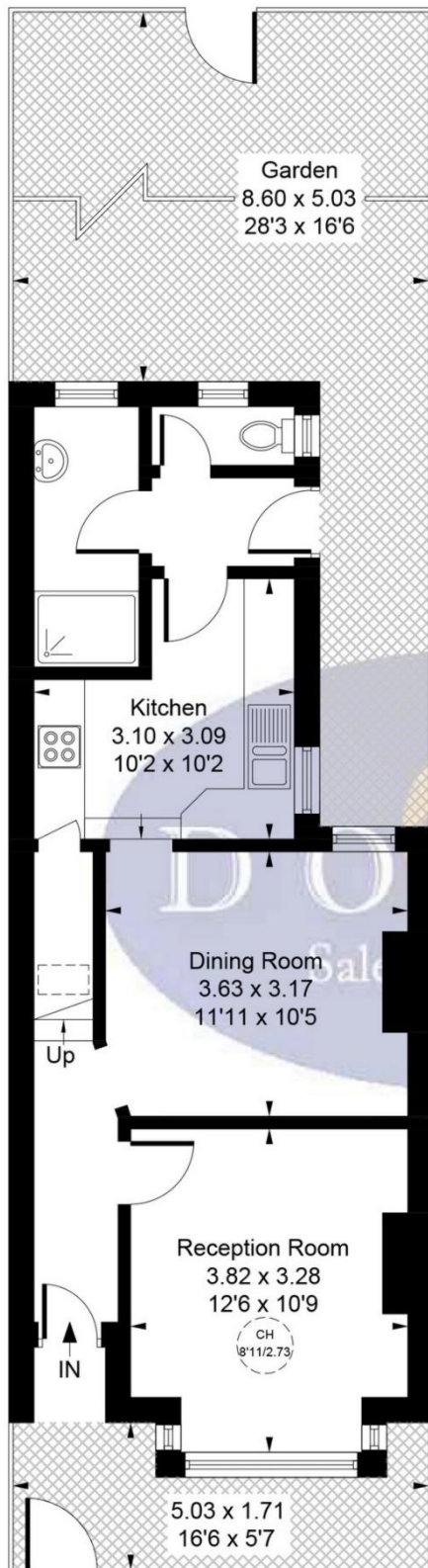


Edinburgh Road, London, W7 3JY

Approximate Gross Internal Area = 84.01 sq m / 904 sq ft

Reduced Headroom = 0.24 sq m / 3 sq ft

Total = 84.25 sq m / 907 sq ft

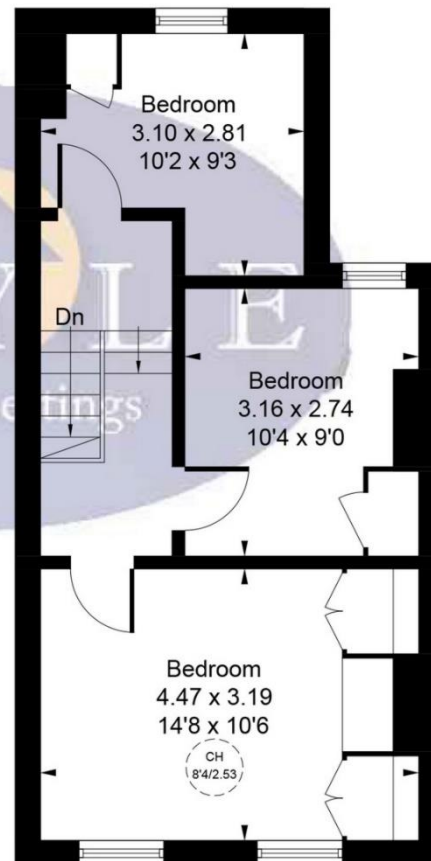


Ground Floor
45.79 sq m / 493 sq ft

Reduced Headroom
0.24 sq m / 3 sq ft

CH = Ceiling Height

= Reduced headroom below 1.5m / 5'0



First Floor
38.22 sq m / 411 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.

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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.

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EPC Rating D

