



£750,000

Montague Road, Hanwell, W7



- 3 Bedrooms
- 2 Reception Rooms
- Stylish Extended Kitchen
- Loft Room & Extra WC
- Opportunity To Convert Loft
- 1,340 Sq Ft

An impressive and well maintained, 3 bedroom family home with 1,340 sq ft of accommodation in a fantastic location in central Hanwell. Stylishly presented, the property comprises storm porch, entrance hall, spacious bay fronted lounge, rear dining room and stunning extended kitchen with French doors out to the garden. On the first floor there are 2 double bedrooms, large single bedroom, family bathroom, extra separate WC and spacious loft room accessed by a pull down ladder. This home benefits from an opportunity to convert the loft space (STPP) and front and rear gardens, the latter easy to maintain with turfed lawn. Montague Road is an ideal location for Hanwell (Elizabeth Line), and Boston Manor (Piccadilly) stations, great schools, parks, canal, bus routes and road networks.



Montague Road, London, W7 3PQ

Approximate Gross Internal Area = 95.12 sq m / 1024 sq ft

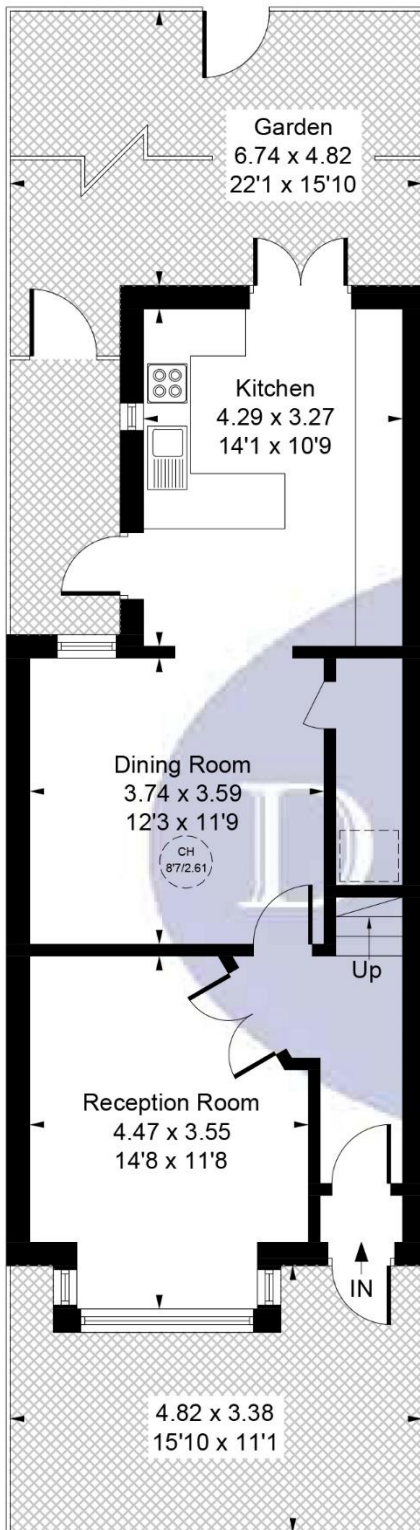
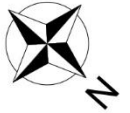
Reduced Headroom = 0.59 sq m / 6 sq ft

Total = 95.71 sq m / 1030 sq ft

(Excluding Loft & Eaves)

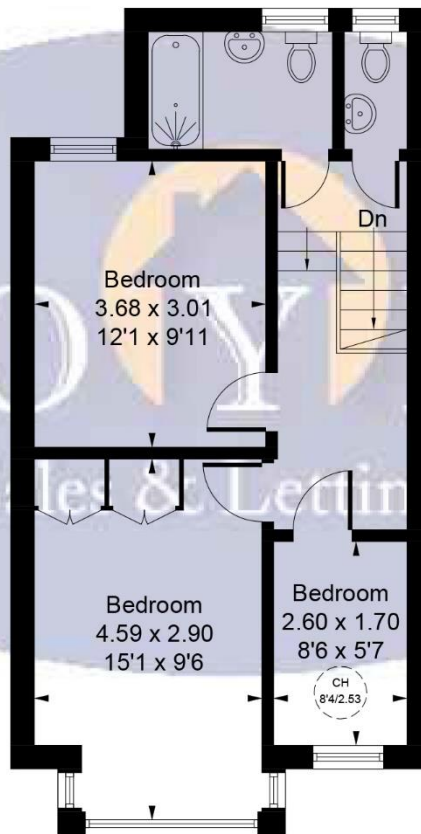
Loft & Eaves = 28.72 sq m / 310 sq ft

Total = 124.43 sq m / 1340 sq ft

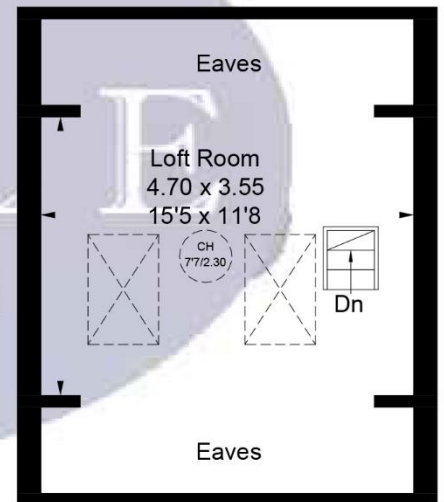


CH = Ceiling Height

[Dashed Box] = Reduced headroom below 1.5m / 5'0"



First Floor
43.09 sq m / 464 sq ft



Loft
16.86 sq m / 182 sq ft
Eaves
11.86 sq m / 128 sq ft

Ground Floor
52.03 sq m / 560 sq ft

Reduced Headroom
0.59 sq m / 6 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 C

