



£625,000

Montague Avenue, Hanwell, W7



- 3 Bedrooms
- Garage
- Excellent Location
- Opportunity To Extend
- 2 Reception Rooms
- Chain Free

A chain free, 3 bedroom, family home with garage and an opportunity to extend in central Hanwell close to the Elizabeth line. The property comprises wide entrance hall, spacious front lounge, rear dining room, sunroom and kitchen. On the first floor there are 3 bedrooms, family bathroom and a good-sized loft area which is perfect for conversion. Benefits include chain free, an opportunity for rear extension, front garden and private rear garden with enviable garage and rear access. Montague Avenue is an ideal location for Hanwell (Elizabeth line) and Boston Manor (Piccadilly) stations, excellent schools, great parks, canal, an array of local shops, bus routes and road networks.



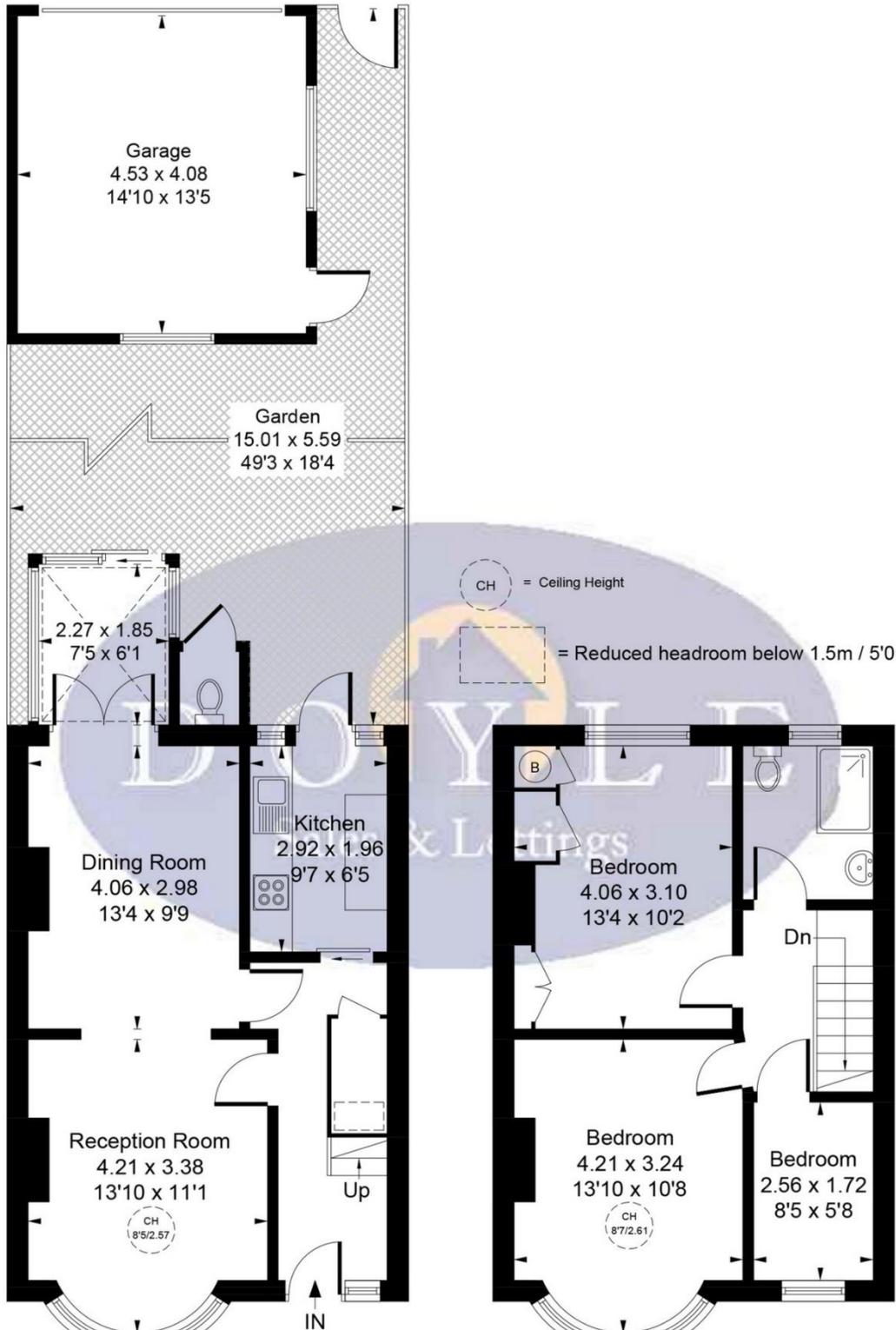
Montague Avenue, London, W7 3PH

Approximate Gross Internal Area = 86.69 sq m / 933 sq ft

Reduced Headroom = 0.36 sq m / 4 sq ft

Garage = 18.87 sq m / 203 sq ft

Total = 105.92 sq m / 1140 sq ft



Ground Floor
46.44 sq m / 500 sq ft

Reduced Headroom
0.36 sq m / 4 sq ft

First Floor
40.25 sq m / 433 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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EPC Rating D

