



£650,000

Boston Road, Hanwell, W7



- 2 Double Bedrooms
- Off Street Parking
- Master En Suite
- Almost 1,000 Sq Ft
- Useful Loft Room
- Chain Free

A well-presented, chain free, two double bedroom terraced cottage with useful loft room and private parking to the rear. The property comprises entrance hallway, front dining room, reception room, stylish kitchen / breakfast room and downstairs WC with shower room. Upstairs there are two good sized double rooms, one has a stairs to the loft room / office and the other one benefits from a walk in wardrobe and en-suite bathroom. Outside boasts front and rear gardens, the later low maintenance with paved area and secure off street parking with rear access. Boston Road is ideally located for Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, within catchment for great primary and secondary schools and perfect for bus routes, road networks and parks.

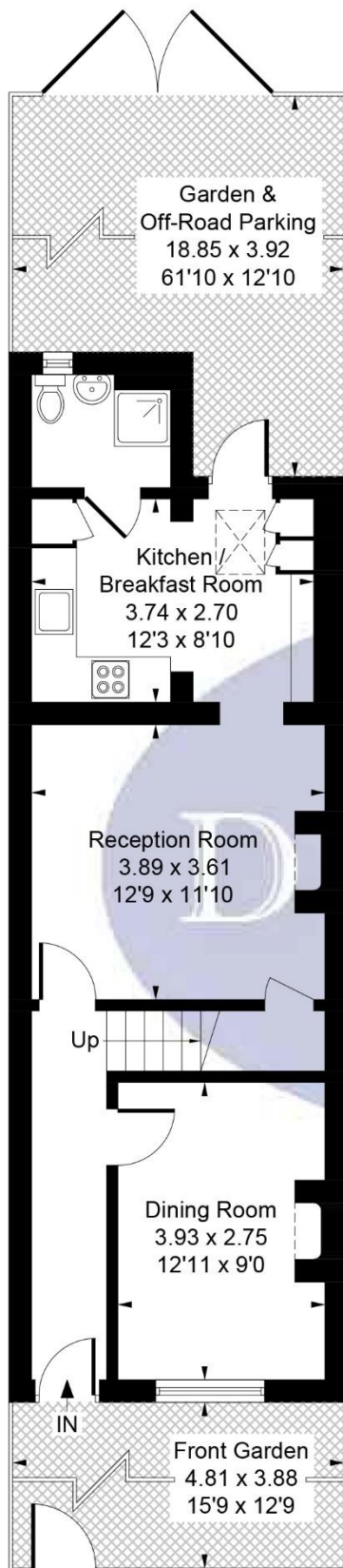


Boston Road, London, W7 3SH

Approximate Gross Internal Area = 104.06 sq m / 1120 sq ft

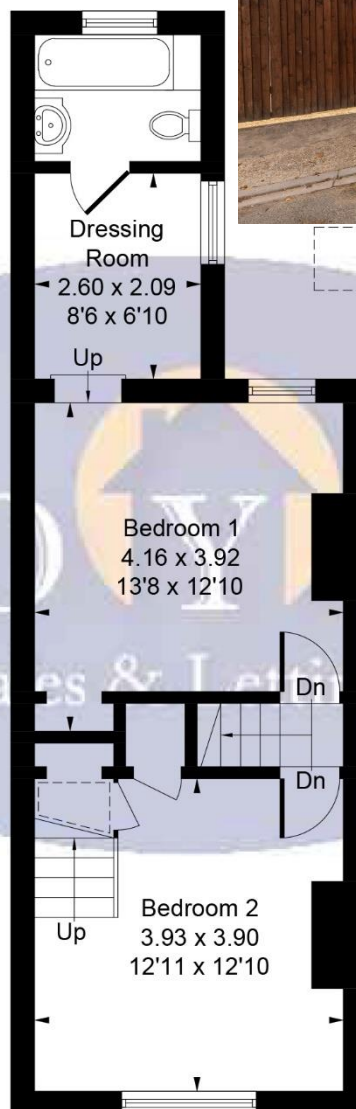
Reduced Headroom = 5.53 sq m / 60 sq ft

Total = 109.59 sq m / 1180 sq ft



Ground Floor

48.57 sq m / 523 sq ft



First Floor

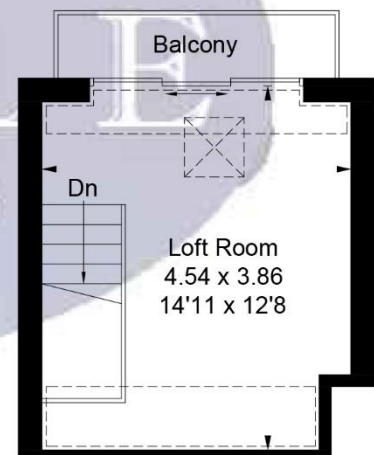
43.07 sq m / 463 sq ft

Reduced Headroom

0.63 sq m / 7 sq ft



= Reduced headroom below 1.5m / 5'0



Loft

12.42 sq m / 134 sq ft

Reduced Headroom

4.90 sq m / 53 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

