



£650,000

Westcott Crescent, Hanwell, W7



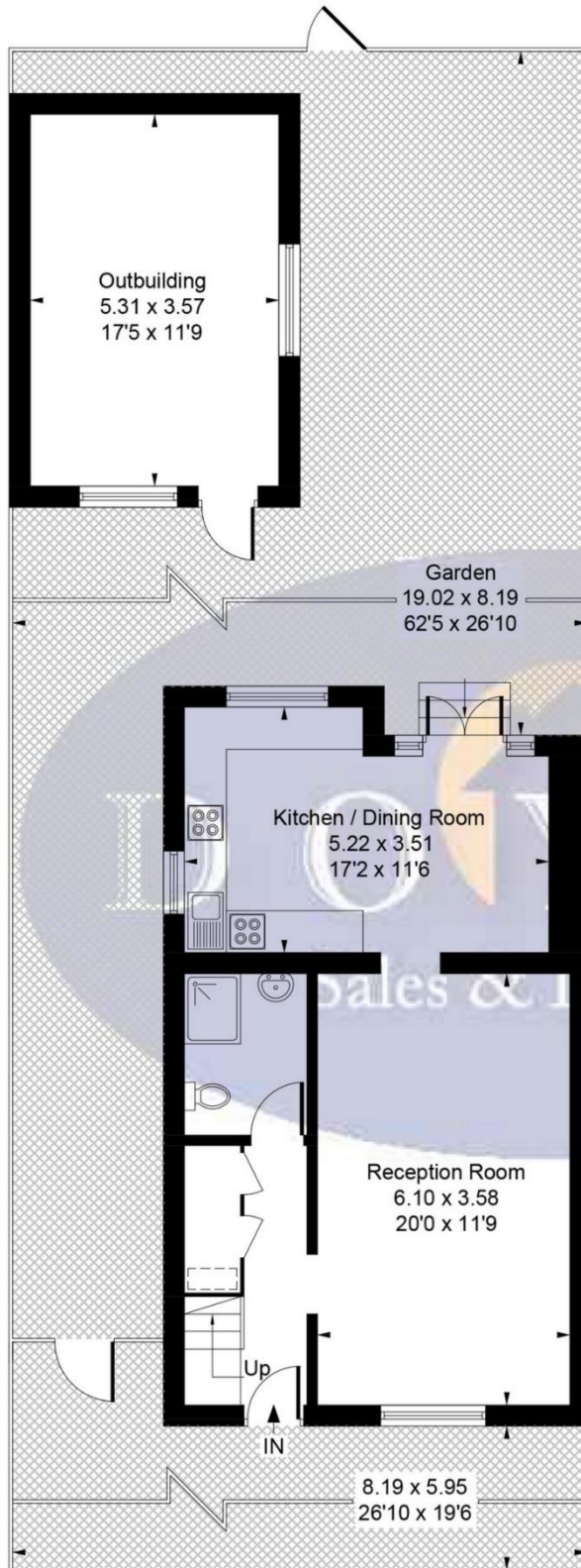
- 3 Bedroom
- End Of Terrace
- Side Access
- Extended Kitchen
- Off Street Parking
- Chain Free

An end of terrace, chain free, 3 bedroom with a loft room, extended house close to great schools and Elizabeth Line backing onto the park and playing fields. The accommodation comprises spacious lounge, open plan dining room and kitchen and downstairs shower room. Upstairs boasts the master bedroom with an en-suite, a single and a double bedroom leading to the loft room. This property further benefits from off street parking, side access, detached outbuilding and a generous rear garden with access gate out to the park. Westcott Crescent is perfectly located for Hanwell (Elizabeth line) and Castle Bar Park (National Rail) stations, bus routes, road networks, good schools, parks, local shops and close to the newly approved Gurnell Leisure Centre development to include 50m pool, waterpark, new gym and café.



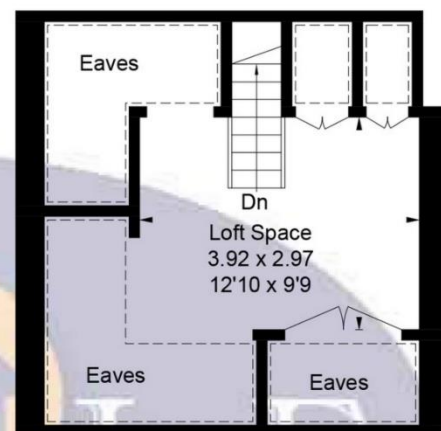
Westcott Crescent, London, W7 1PA

Approximate Gross Internal Area = 85.68 sq m / 922 sq ft
 Loft & Reduced Headroom / Eaves = 30.35 sq m / 327 sq ft
 Outbuilding = 18.98 sq m / 204 sq ft
 Total = 135.01 sq m / 1453 sq ft

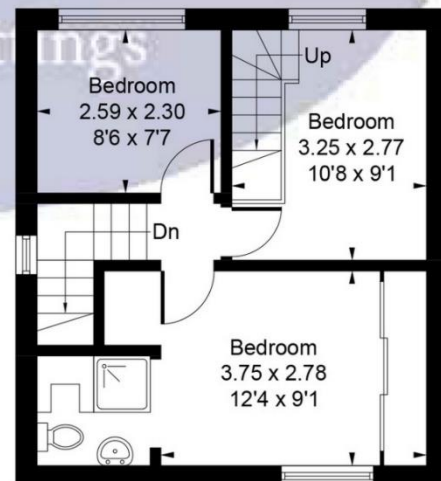


Ground Floor
 51.86 sq m / 558 sq ft
 Reduced Headroom
 0.28 sq m / 3 sq ft

= Reduced headroom below 1.5m / 5'0



Loft & Reduced Headroom / Eaves
 30.07 sq m / 324 sq ft



First Floor
 33.82 sq m / 364 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.

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.

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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EPC Rating D

