



£695,000

Bishops Road, Hanwell, W7



- 3 Bedrooms
- Over 1,000 Sq Ft
- Separate Study Area
- Excellent School Catchment
- Opportunity To Extend
- Popular Olde Hanwell

A well presented, brick fronted, three bedroom, Victorian, family home located in the very popular area of Olde Hanwell. The ground floor accommodation comprises entrance hallway, reception room and eat in kitchen/diner. The first floor hosts two bedrooms and family bathroom and the dormer loft conversion boasts a double bedroom, study area and toilet. The property benefits from front and rear gardens and an opportunity to extend the rear. Bishops Road is situated a short stroll away from the Grand Union Canal and the popular Fox Public House, is in a great school catchment area, within easy access to Hanwell (Crossrail) and Boston Manor (Piccadilly) stations, good bus routes, road networks and the good shopping facilities that Hanwell offers.

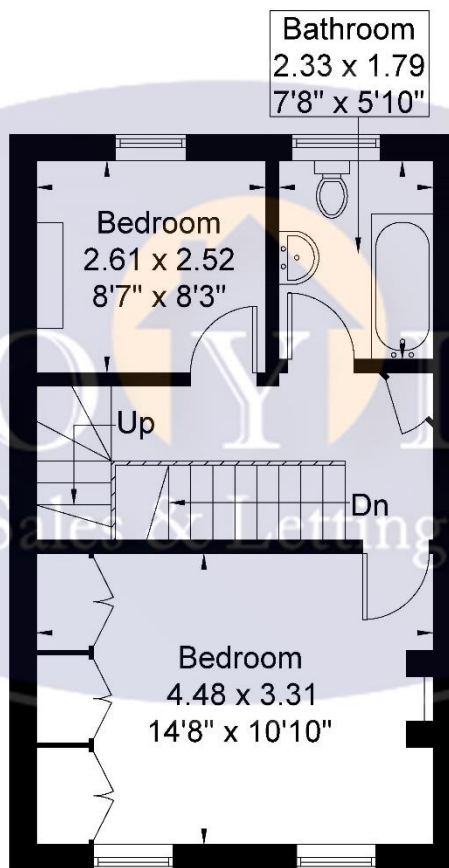


Bishops Road

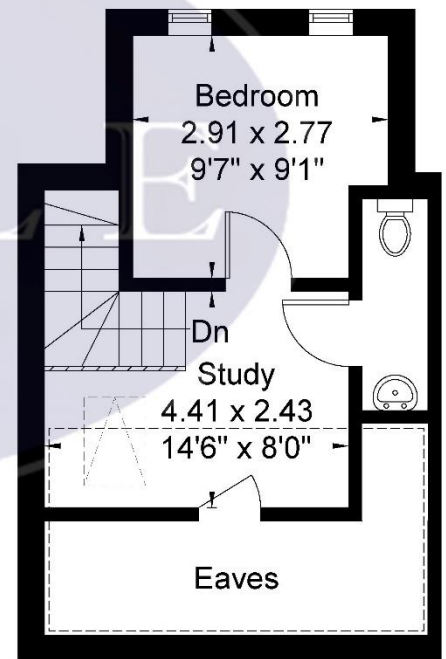
Approximate Gross Internal Area = 85.7 sq m / 921 sq ft
 Eaves Storage / Reduced Headroom = 10.5 sq m / 113 sq ft
 Total = 96.2 sq m / 1034 sq ft



Ground Floor
 34.2 sq m / 368 sq ft



First Floor
 34.9 sq m / 375 sq ft



Second Floor
 16.6 sq m / 178 sq ft
 Eaves Storage /
 Reduced Headroom
 10.5 sq m / 113 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate.
 The floorplan is for illustrative purposes only and not to scale.
 © www.prerspective.co.uk

Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings,Boston Rd,Hanwell,London,W7 3TT T: 020 8840 0171 E: info@doylesalesandlettings.co.uk W: www.doylesalesandlettings.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

EPC Rating D

