



**£575,000**

**Westcott Crescent, Hanwell, W7**



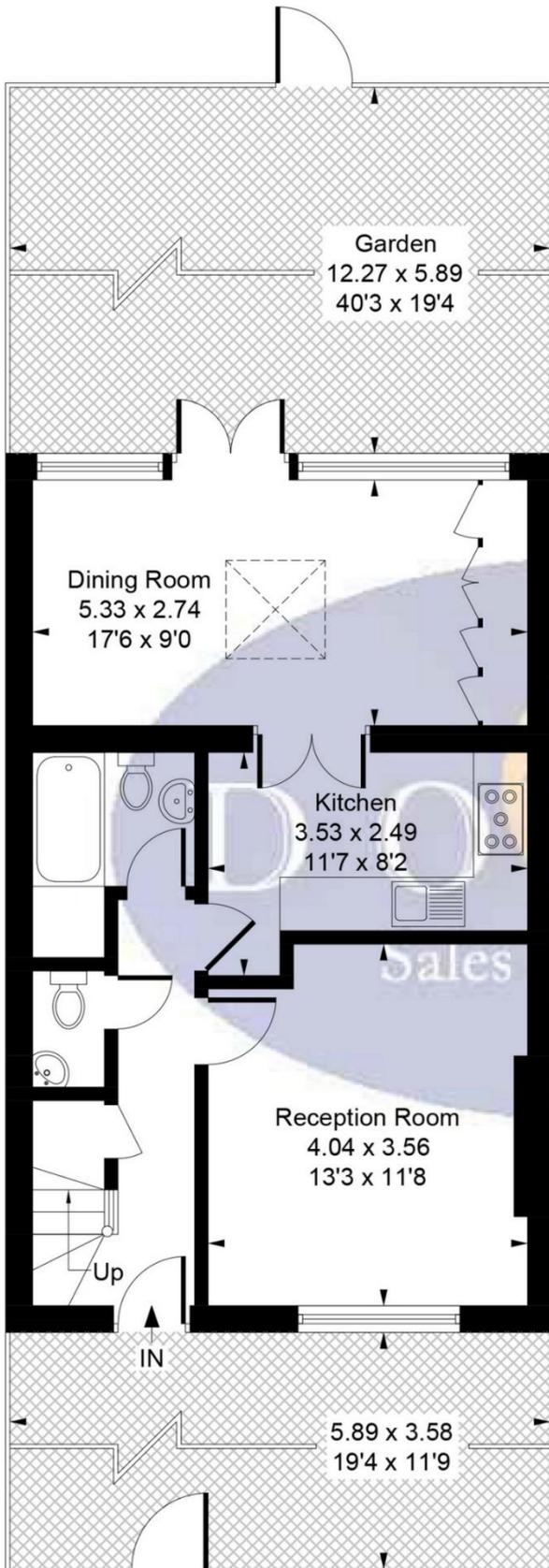
- 3 Bedrooms
- Rear Extension
- Rear Access To Park
- Close To Elizabeth Line
- 923 Sq Ft
- Chain Free

Backing onto the park and playing fields is a well-presented, chain free, extended, 3 bedroom, freehold house, close to great schools and Elizabeth Line. The accommodation comprises spacious lounge, dining room, kitchen and bathroom. Upstairs there are 3 bedrooms (2 doubles and a single) and loft access. This property benefits from chain free, large loft space and generous well maintained 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.

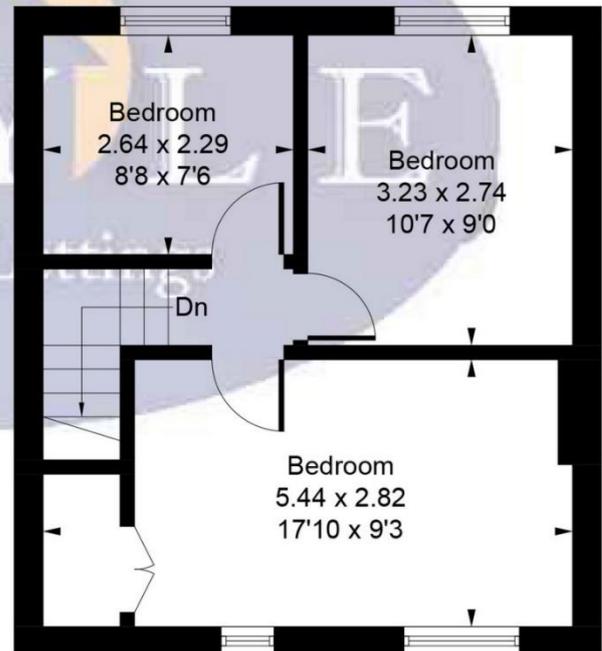


# Westcott Crescent, London, W7 1PA

Approximate Gross Internal Area  
85.7 sq m / 923 sq ft



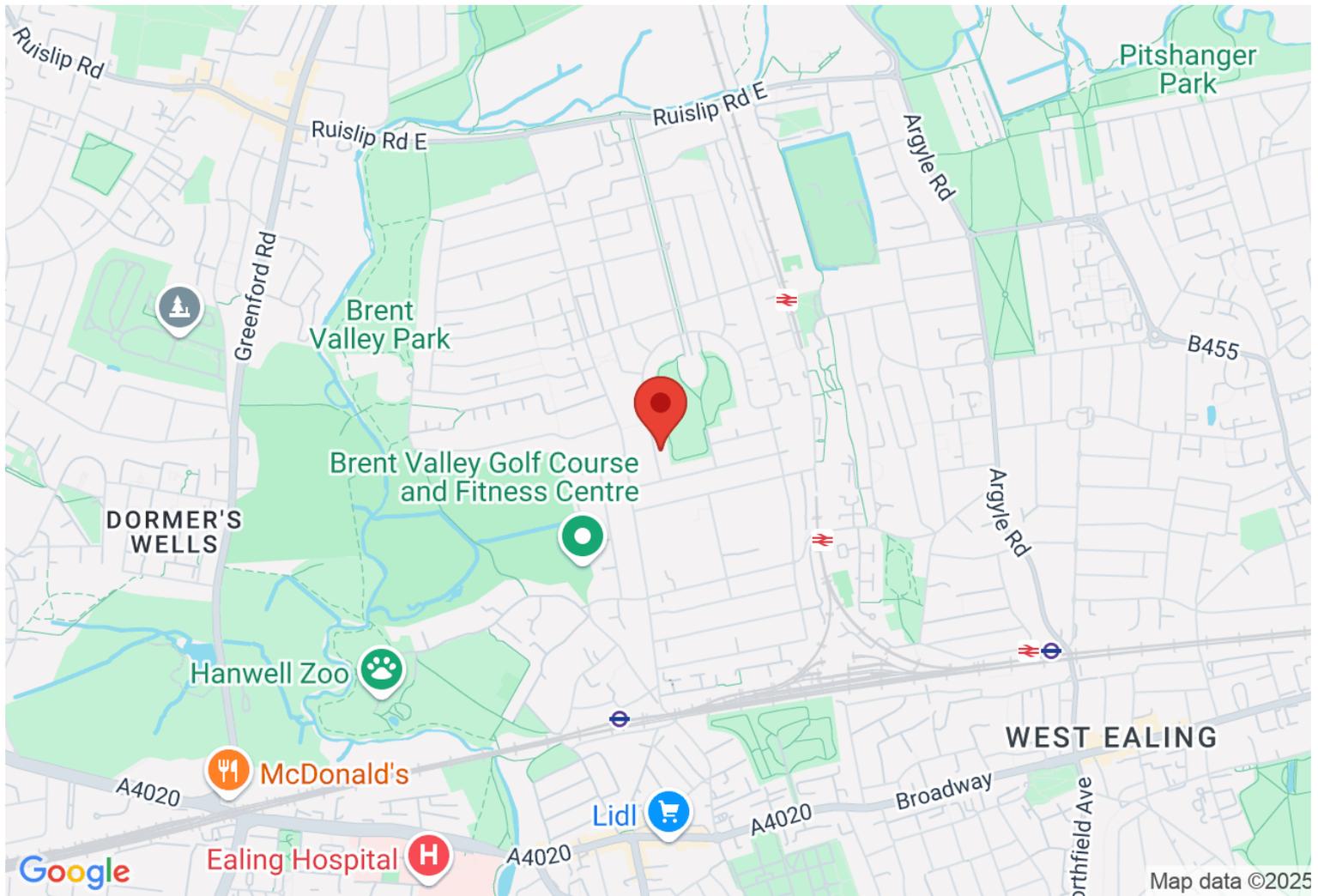
**Ground Floor**  
51.45 sq m / 554 sq ft



**First Floor**  
34.25 sq m / 369 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

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: [info@doylesalesandlettings.co.uk](mailto:info@doylesalesandlettings.co.uk) W: [www.doylesalesandlettings.co.uk](http://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 C

