



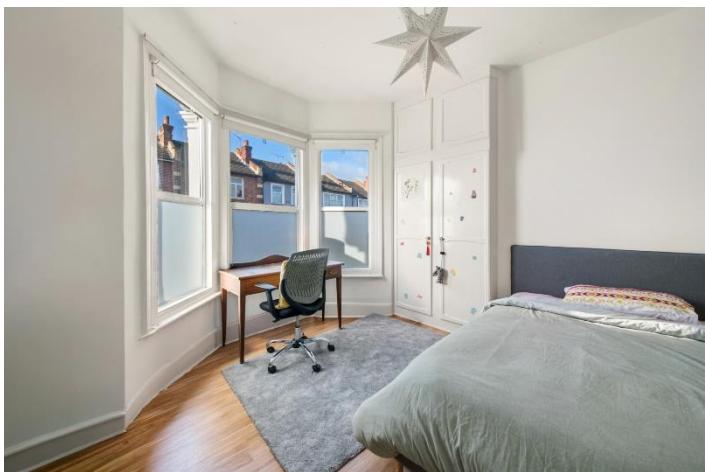
**£850,000**

**Boston Road, Hanwell, W7**



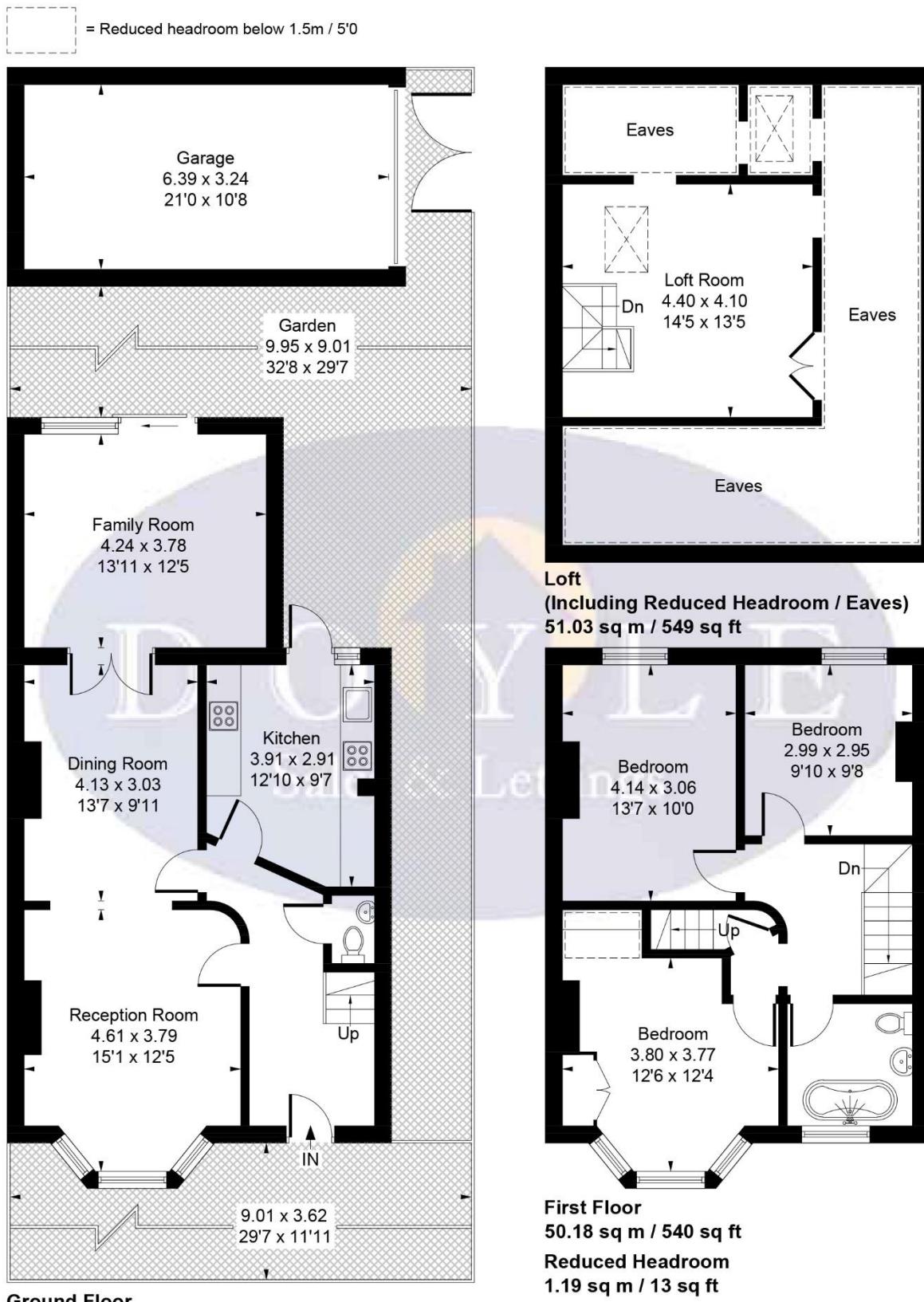
- 3 Double Bedrooms
- 3 Reception Rooms
- Double Garage
- Opportunity To Extend STPP
- Semi Detached
- Chain Free

This chain-free, 3 double bedroom, semi-detached Victorian house on Boston Road has been tastefully refurbished to blend modern living with period charm. The ground floor features a welcoming entrance hall leading to three versatile reception rooms, a separate kitchen, and a convenient downstairs WC. Upstairs, you will find three well-proportioned double bedrooms, a family bathroom with roll top bath, with a further staircase leading to a functional loft room equipped with skylights and eaves storage. Externally, the property boasts both front and rear gardens, an enviable double garage, and significant potential for further extension (STPP). Perfectly positioned for families and commuters alike, the home is within easy walking distance of Hanwell station (Elizabeth line) and Boston Manor tube station (Piccadilly line). It also sits within the catchment area for highly-regarded primary and secondary schools, with local parks, shops, and the canal all nearby. This property falls under Council Tax Band F.



# Boston Road, W7 2HR

Approximate Gross Internal Area = 119.38 sq m / 1285 sq ft  
 Loft & Reduced Headroom / Eaves = 52.22 sq m / 562 sq ft  
 Garage = 21.11 sq m / 227 sq ft  
 Total = 192.71 sq m / 2074 sq ft

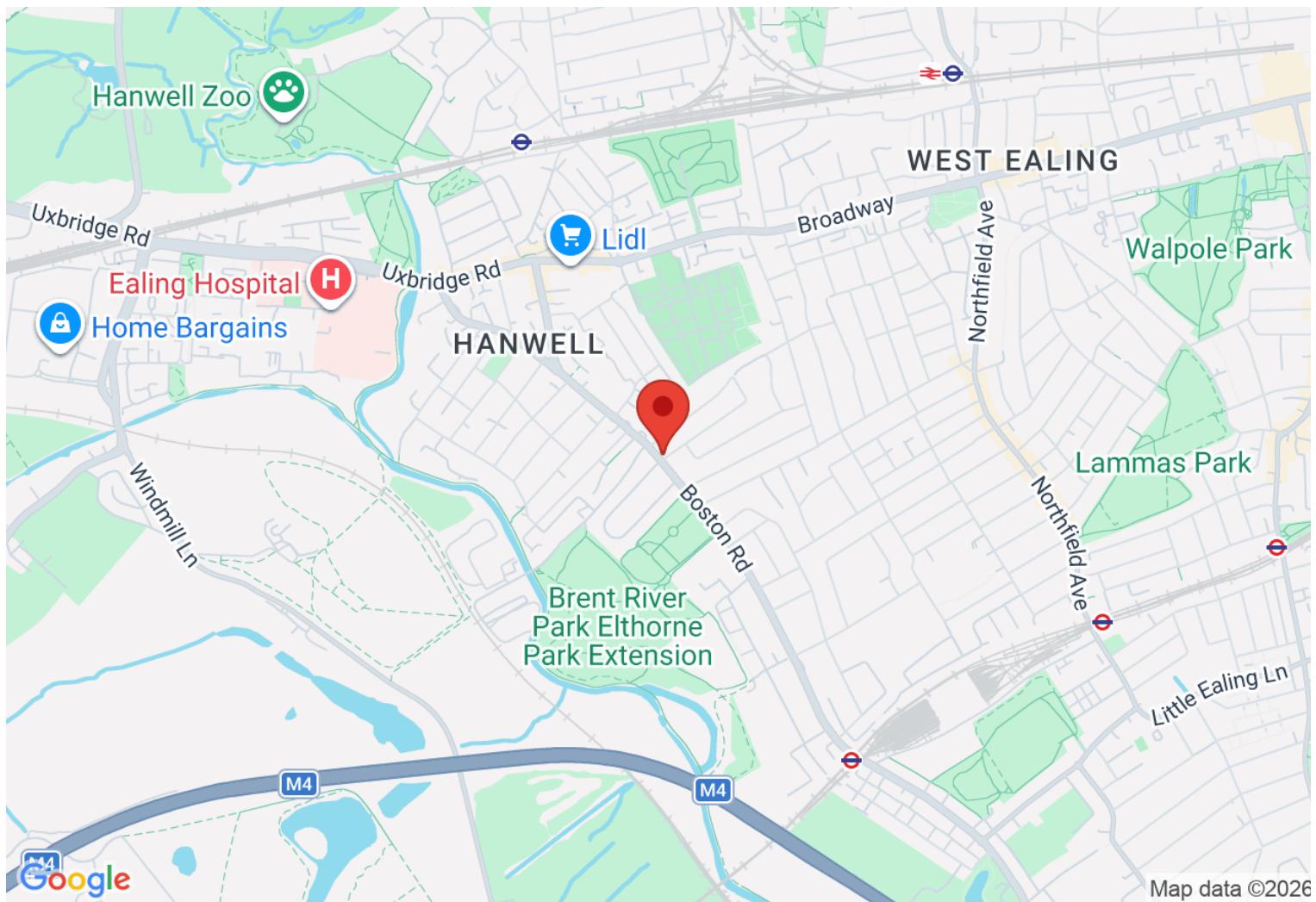


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

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

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.

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

### EPC Rating D

