



£317,000

Cotts Close, Hanwell, W7



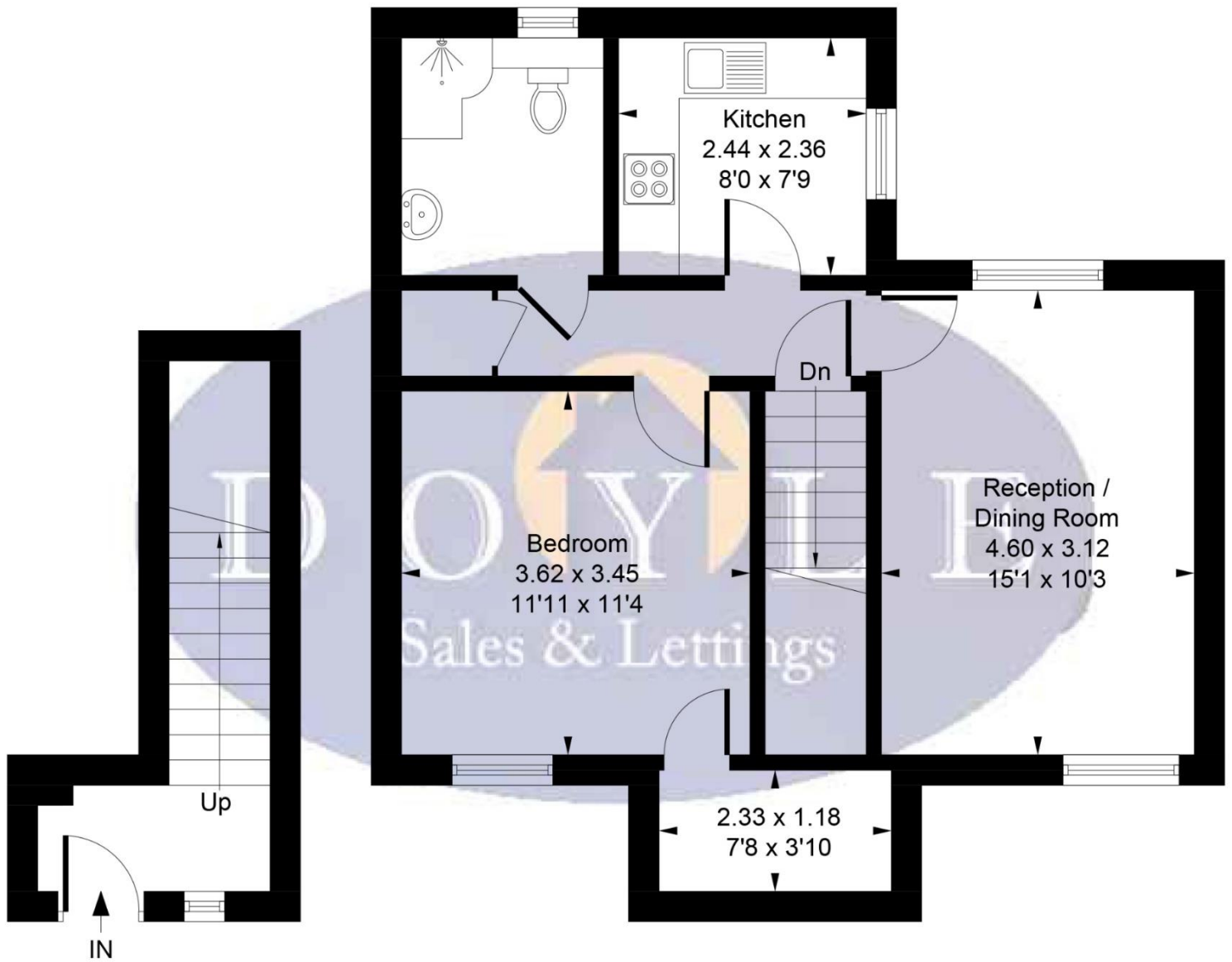
- One Double Bedroom
- Purpose Built
- Off Street Parking
- Private Entrance
- Communal Gardens
- Chain Free

A bright and well-presented, chain-free, one double bedroom, first-floor maisonette with a walk-in wardrobe and off-street parking. The property offers its own private entrance with hallway and stairs leading to the first floor, opening into a bright and spacious reception/dining room, separate fitted kitchen, a well-proportioned double bedroom benefiting from a walk-in wardrobe, and a family bathroom. The property enjoys plenty of natural light throughout, creating a comfortable and welcoming living space and benefits from additional cupboard and loft storage. Cotts Close is conveniently located for excellent transport links, including the Elizabeth line from Hanwell and Castle Bar Park railway station. Local shops, parks, bus routes and other amenities are also within easy reach.



Cotts Close

Approximate Gross Internal Area
57.49 sq m / 619 sq ft



Ground Floor
6.78 sq m / 73 sq ft

First Floor
50.71 sq m / 546 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.

© Vizion Property Marketing Produced for Doyle Sales & Lettings

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 Graph

