



**£625,000**

**Boston Road, Hanwell, W7**



- 2 Double Bedrooms
- Off Street Parking
- Master En Suite
- Almost 1,000 Sq Ft
- Useful Loft Room
- Chain Free

A well-presented, chain free, two double bedroom terraced cottage with useful loft room and private parking to the rear. The property comprises entrance hallway, front dining room, reception room, stylish kitchen / breakfast room and downstairs WC with shower room. Upstairs there are two good sized double rooms, one has a stairs to the loft room / office and the other one benefits from a walk in wardrobe and en-suite bathroom. Outside boasts front and rear gardens, the later low maintenance with paved area and secure off street parking with rear access. Boston Road is ideally located for Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, within catchment for great primary and secondary schools and perfect for bus routes, road networks and parks.

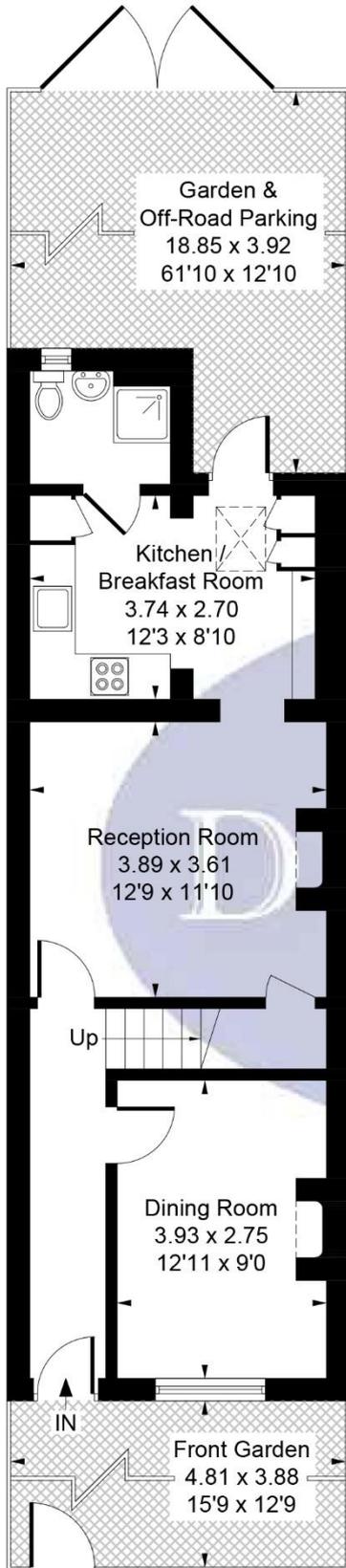


# Boston Road, London, W7 3SH

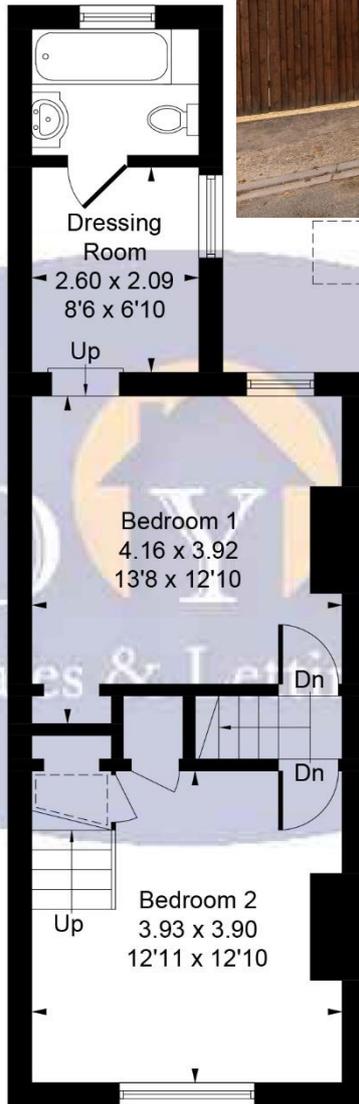
Approximate Gross Internal Area = 104.06 sq m / 1120 sq ft

Reduced Headroom = 5.53 sq m / 60 sq ft

Total = 109.59 sq m / 1180 sq ft



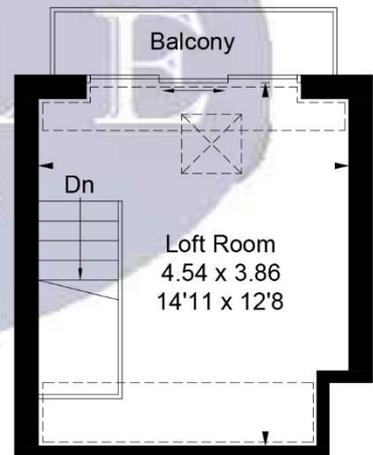
**Ground Floor**  
48.57 sq m / 523 sq ft



**First Floor**  
43.07 sq m / 463 sq ft  
Reduced Headroom  
0.63 sq m / 7 sq ft



= Reduced headroom below 1.5m / 5'0



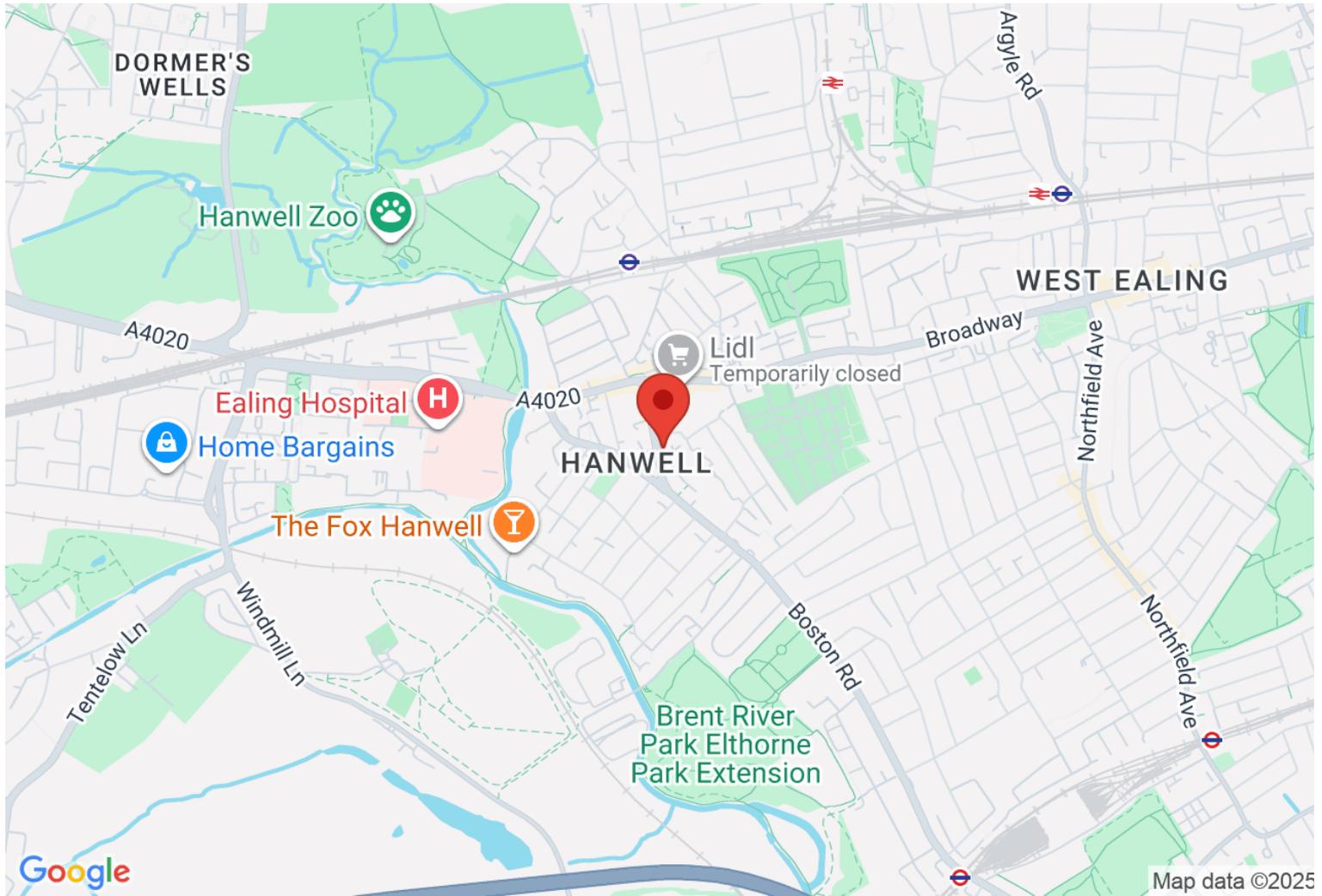
**Loft**  
12.42 sq m / 134 sq ft  
Reduced Headroom  
4.90 sq m / 53 sq ft

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](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.

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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

