£700,000
St Andrews Road, Hanwell, W7



- 3 Bedrooms
- Quiet Cul De Sac
- Extended Loft Conversion
- Private Garden - Rear Access
- 925 Sq Ft
- Excellent School Catchment

A stunning, extended three-bedroom Victorian cottage, located on a private no-through road in Olde Hanwell. The accommodation, which has been tastefully updated and extended by the current owners, comprises a front reception room featuring a functioning wood burner, dining room with built-in storage and cupboards, and a well-appointed kitchen with access to the private south-facing rear garden, which also benefits from secure gated access. On the first floor there is a generous double bedroom, alongside a versatile single bedroom, study or nursery, and family bathroom. The dormer loft conversion boasts a spacious master bedroom with built-in wardrobes and useful eaves storage. St Andrews Road is situated a short stroll from the Grand Union Canal and the popular Fox Public House, is in a great school catchment and offers easy access to Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, good bus routes, road networks and local shopping facilities.











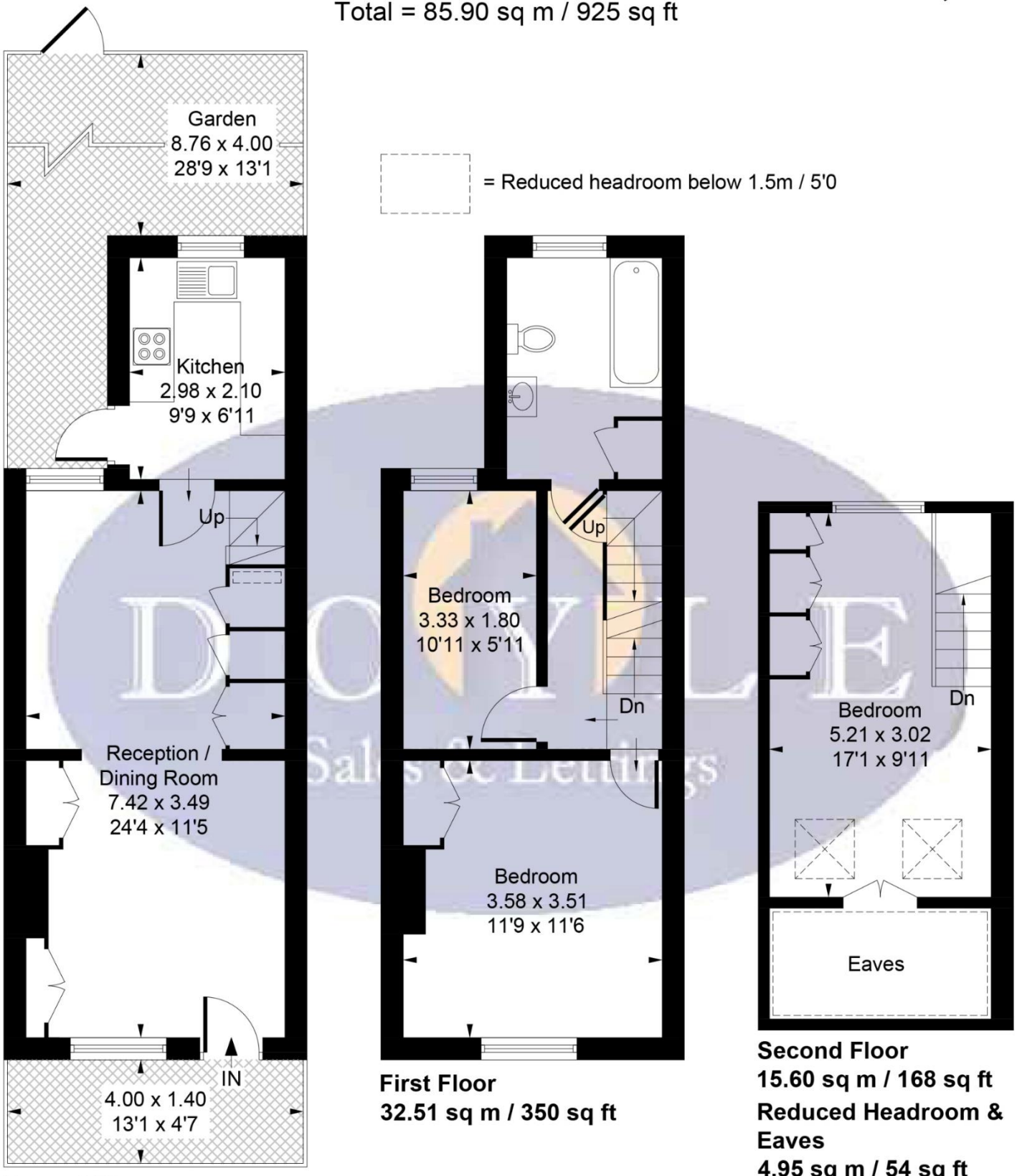



DREAM
BIG
LITTLE
ONE



St Andrews Road, W7 2NX

Approximate Gross Internal Area = 80.84 sq m / 870 sq ft
Reduced Headroom & Eaves = 5.06 sq m / 55 sq ft
Total = 85.90 sq m / 925 sq ft



Ground Floor
32.73 sq m / 352 sq ft

Reduced Headroom
0.11 sq m / 1 sq ft

First Floor
32.51 sq m / 350 sq ft

Second Floor
15.60 sq m / 168 sq ft

Reduced Headroom & Eaves
4.95 sq m / 54 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 Rating C



