



£1,100,000

Boston Road, Hanwell, W7



- 4 Bedrooms
- Almost 1,800 Sq Ft
- Garage & Off Street Parking
- 2 Reception Rooms
- Opportunity To Extend STPP
- Chain Free

Doyle Sales and Lettings are delighted to present an exceptional chain free, four-bedroom, semi-detached, period home with a garage, off street parking and an opportunity to extend. The property, almost 1,800 sq ft, boasts two spacious reception rooms, a fully integrated modern eat-in kitchen, four double bedrooms, a family bathroom, and two cloakrooms. Outstanding exterior features include a large private lawned garden with a shed, a garage and off-street parking for 2-3 cars. Ideally located for families and commuters, Boston Road is within excellent school catchments and popular local amenities. Boston Manor (Piccadilly Line) and Hanwell (Elizabeth Line) stations are both within easy reach, providing rapid access to Central London and Heathrow Airport.



Boston Road, London, W7 2AT

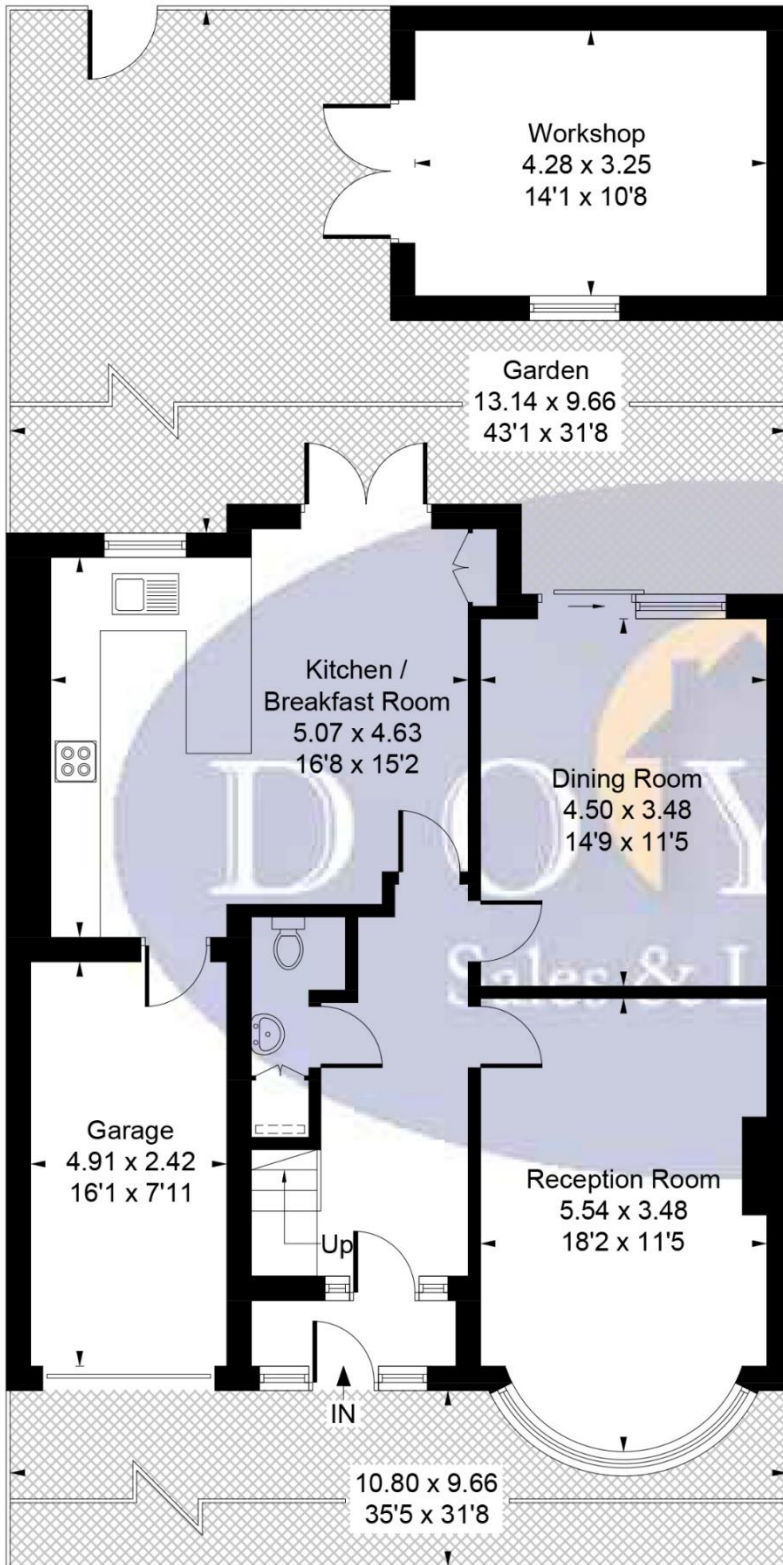
Approximate Gross Internal Area (Excluding Void & Including Garage)

152.18 sq m / 1638 sq ft

Reduced Headroom = 0.10 sq m / 1 sq ft

Workshop = 14.32 sq m / 154 sq ft

Total = 166.60 sq m / 1793 sq ft

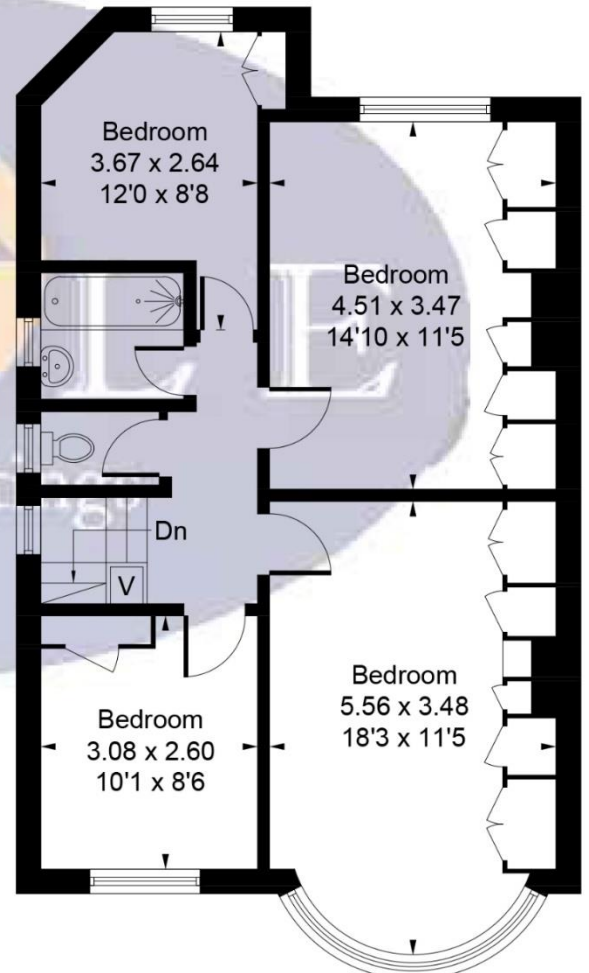


Ground Floor
89.60 sq m / 964 sq ft

Reduced Headroom
0.10 sq m / 1 sq ft



 = Reduced headroom below 1.5m / 5'0



First Floor
62.58 sq m / 674 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 D

