



## £600,000 Offers Over Westcott Crescent, Hanwell, W7



- 5/6 Bedrooms
- Off Street Parking
- 2 Reception Rooms
- Private Garden
- Over 1,800 Sq Ft
- Close To Elizabeth Line

A beautifully refurbished, chain-free, detached maisonette offering over 1,800 sq ft of spacious and versatile living accommodation, arranged over two floors and benefiting from a share of freehold. The property features its own private entrance leading into a generous ground floor hallway, with a wide staircase rising to the first floor. This level comprises a bright and expansive reception room, kitchen, two double bedrooms, and a modern family shower room. The top floor offers further flexibility, boasting three additional large bedrooms, and a contemporary shower room. Additional benefits include a private rear garden, off-street parking for two cars, excellent natural light throughout, and the advantage of being offered chain free. Perfectly situated on Westcott Crescent, the property is conveniently located for Hanwell (Elizabeth Line) and Castle Bar Park (National Rail) stations, as well as a range of bus routes, road links, well-regarded schools, parks, and local amenities. Council Tax Band D.



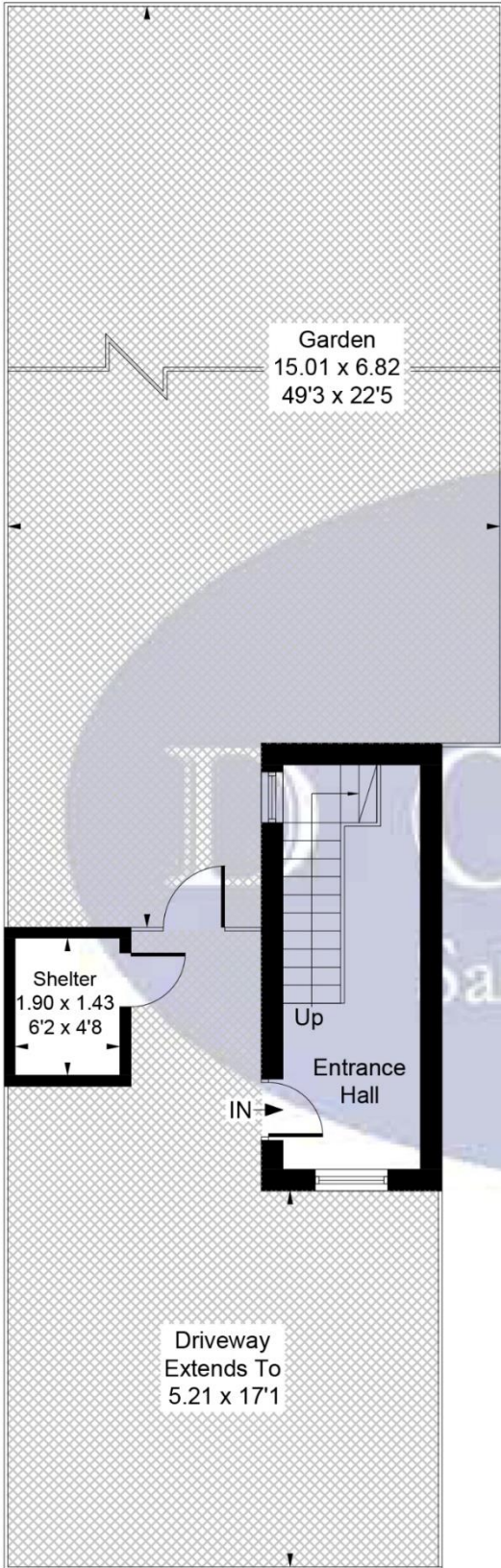
# Westcott Crescent, London, W7 1PD

Approximate Gross Internal Area = 161.48 sq m / 1738 sq ft

Reduced Headroom & Eaves = 16.91 sq m / 182 sq ft

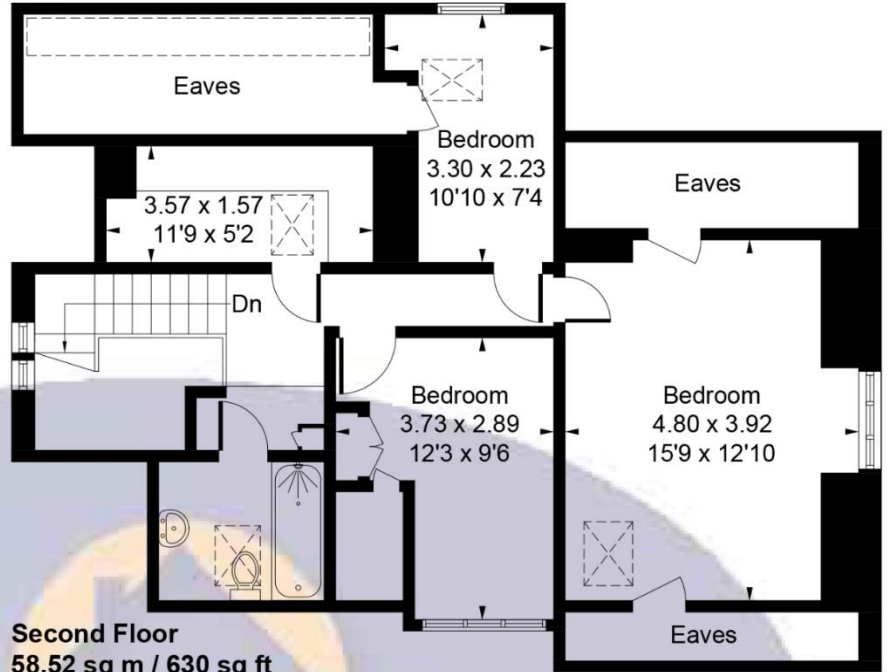
Shelter = 2.70 sq m / 29 sq ft

Total = 181.09 sq m / 1949 sq ft

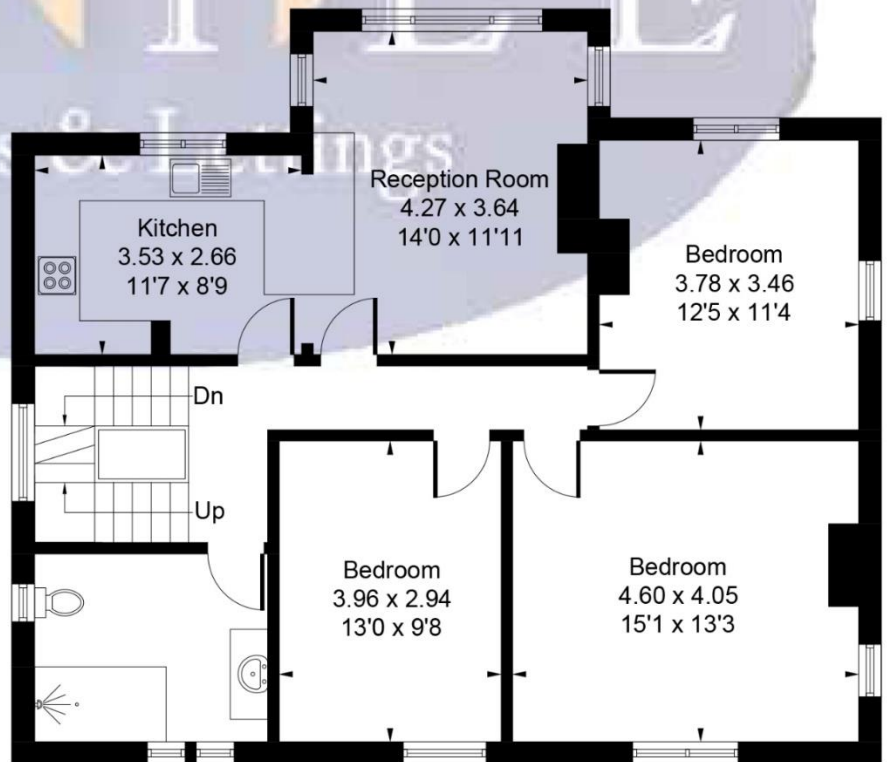


**Ground Floor**  
10.81 sq m / 116 sq ft

= Reduced headroom below 1.5m / 5'0



**Second Floor**  
58.52 sq m / 630 sq ft  
Reduced Headroom & Eaves  
16.91 sq m / 182 sq ft



**First Floor**  
92.15 sq m / 992 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.

## 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.

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.

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

## EPC Rating D

