



£725,000

St Andrews Road, Hanwell, W7



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

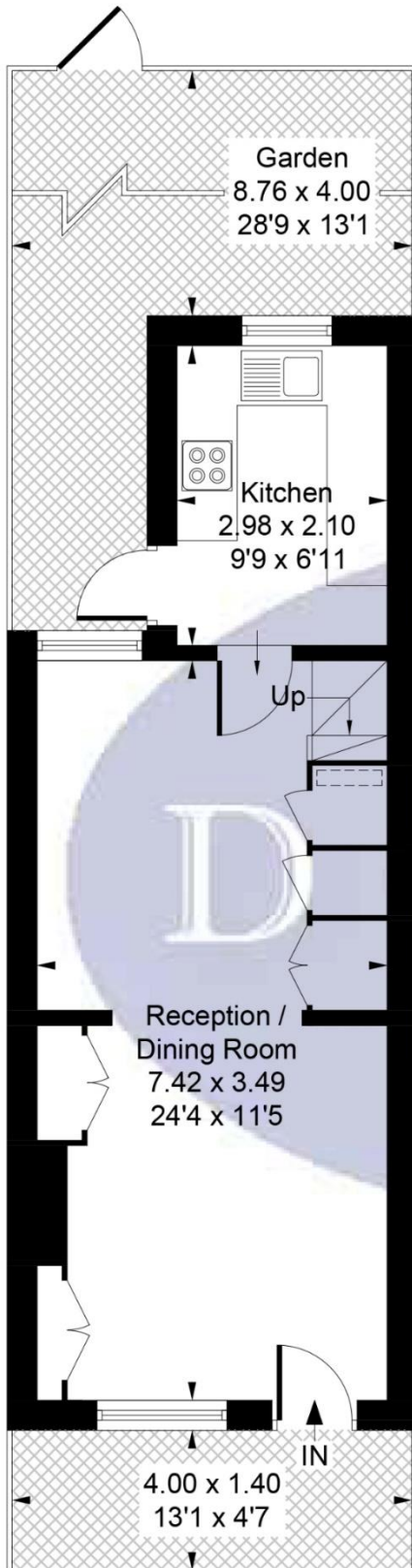


St Andrews Road, W7 2NX

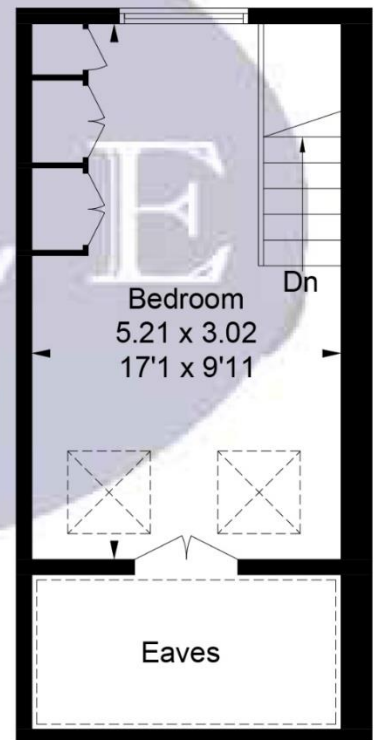
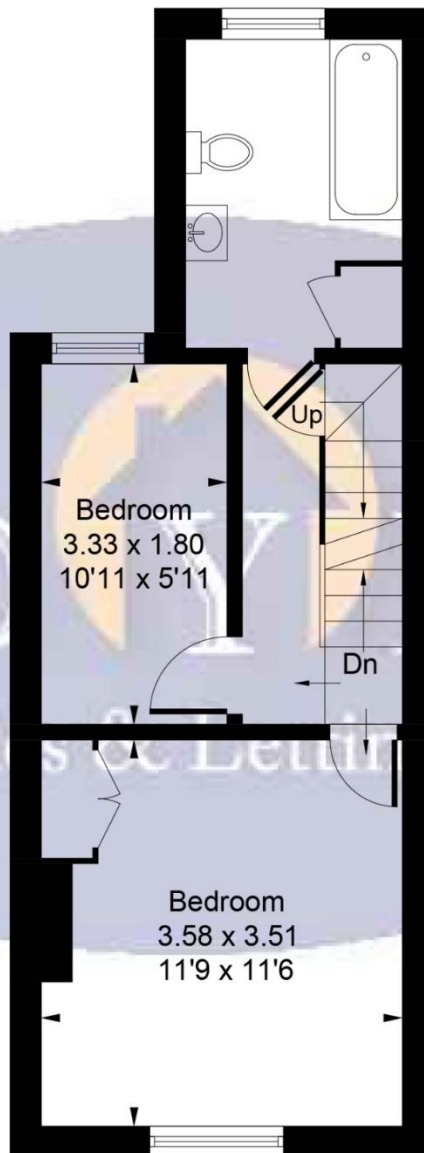
Approximate Gross Internal Area = 80.84 sq m / 870 sq ft

Reduced Headroom & Eaves = 5.06 sq m / 55 sq ft

Total = 85.90 sq m / 925 sq ft



= Reduced headroom below 1.5m / 5'0



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.

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Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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EPC Rating C

