



**£425,000**

**Framfield Road, Hanwell, W7**



- 2 Double Bedrooms
- Private Rear Garden
- Almost 500 Sq Ft
- Share Of Freehold
- Close To Elizabeth Line
- Chain Free

Doyle Sales & Lettings are delighted to offer this chain free, extended, ground-floor Victorian conversion offering two double bedrooms and the exclusive use of the entire rear garden. The spacious layout features a reception room with access to the garden, a sizeable new kitchen, front bedroom, second bedroom with French doors to the garden and shower room. Benefits include offered chain free, recently refurbished, new boiler and with a share of freehold. Framfield Road is a quiet, tree-lined road just a short walk from Hanwell's Elizabeth Line, the local shops on Greenford Avenue and close to the popular Bunny park. \* Photos of furniture are CGI

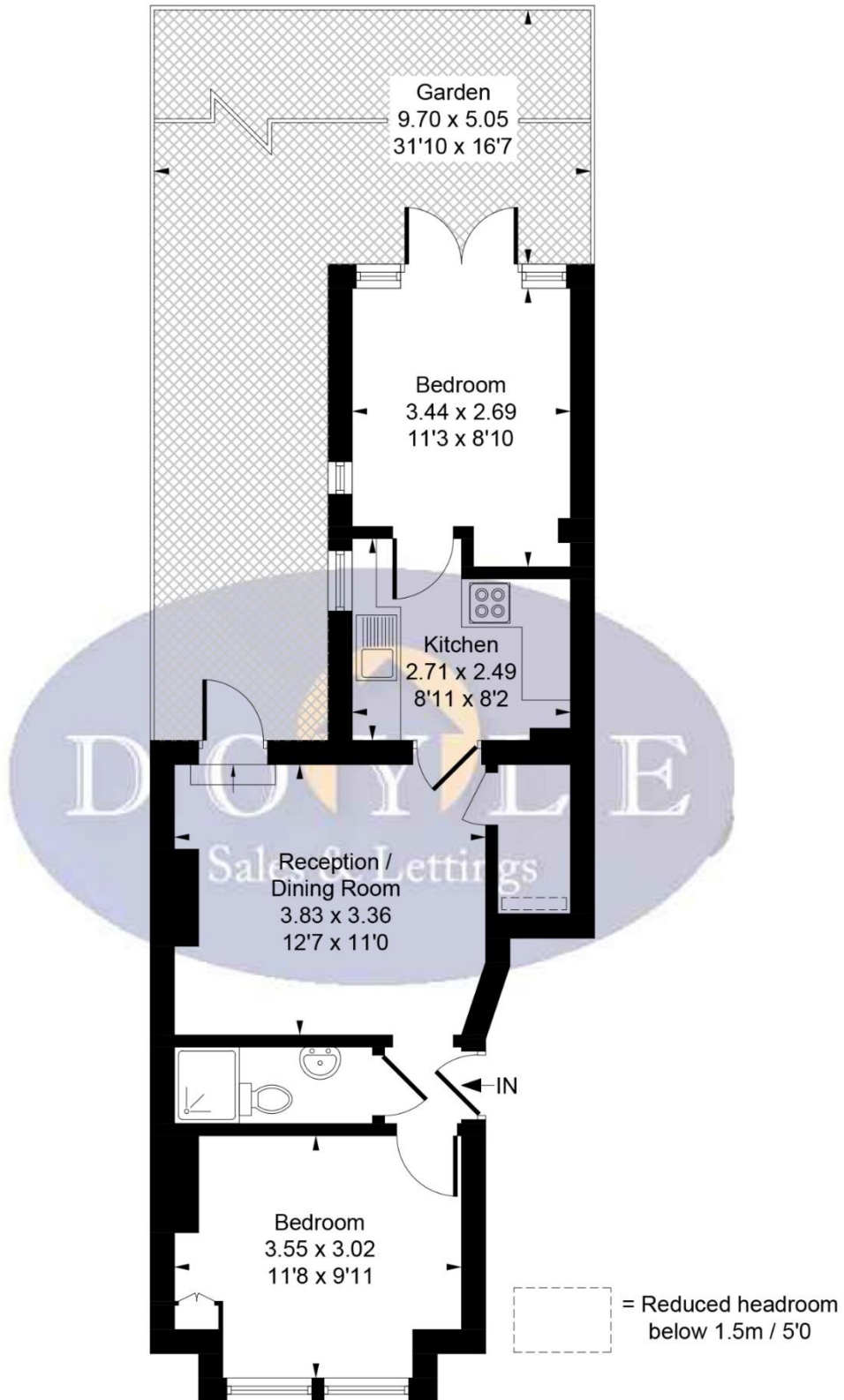


# Framfield Road, London, W7 1NQ

Approximate Gross Internal Area = 45.43 sq m / 489 sq ft

Reduced Headroom = 0.21 sq m / 2 sq ft

Total = 45.64 sq m / 491 sq ft



## Ground Floor

45.43 sq m / 489 sq ft

Reduced Headroom

0.21 sq m / 2 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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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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## EPC Rating C

