



£725,000

St Marks Road, Hanwell, W7



- 3 Double Bedrooms
- South Facing Garden

- Over 1,250 Sq Ft
- Attic Room

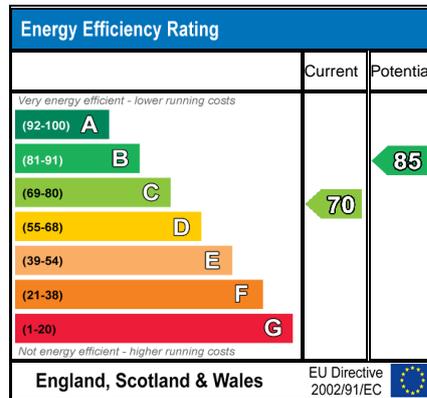
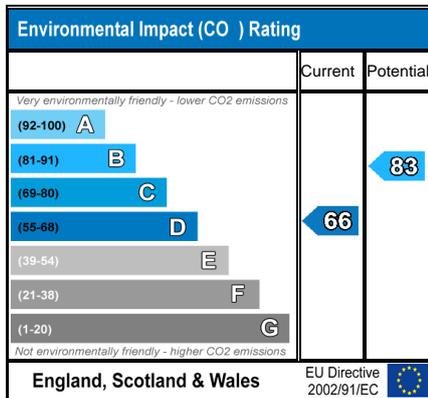
- Potential For Conversion
- Chain Free

In a fantastic location, overlooking the Sandy Park on St Marks Road in Olde Hanwell, this attractive 3 double bedroom Victorian family home offers over 1,250 sq ft of living space. The ground floor comprises of entrance hallway, spacious through lounge, garden room, kitchen and dining area. Upstairs accommodation boasts 3 double bedrooms, family bathroom and a very useful attic room. The rear garden is south facing, private, almost 60 ft long, mature and benefits from a store area and office / Summer house, perfect for those who work from home. St Marks Road is located close to Hanwell Mainline Station (Crossrail), Boston Manor station (Piccadilly line), the Grand Union Canal, great school catchment, bus routes, road networks, local parks and shopping facilities chain free sale.

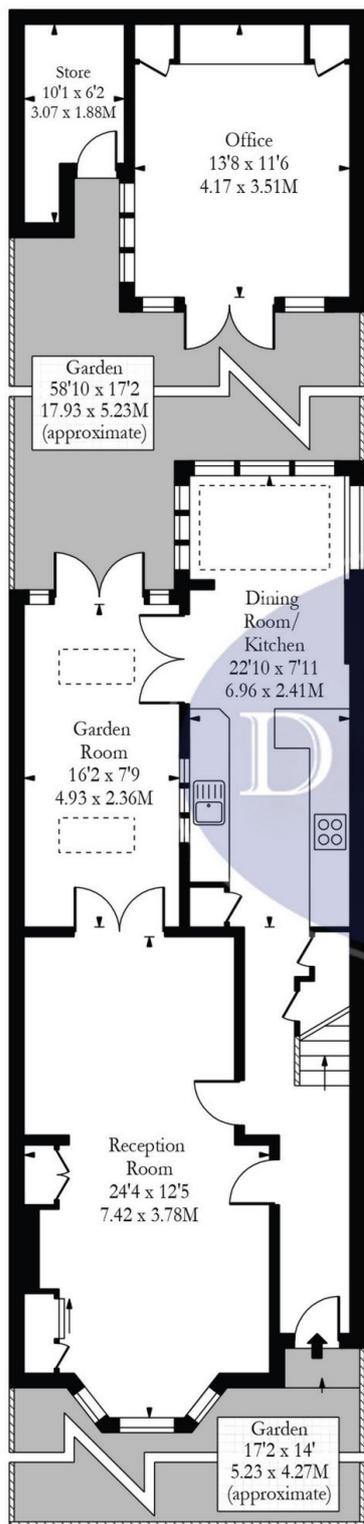




EPC Graph



St. Marks Road, W7



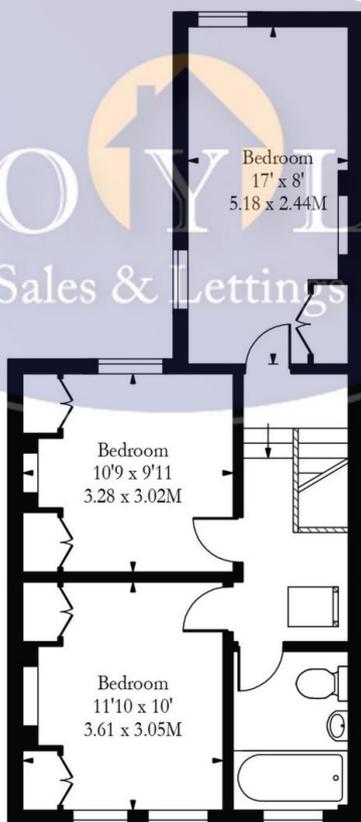
Ground Floor

Approx Gross Internal Area 1263 Sq Ft - 117.34 Sq M
(Excluding Eaves Storage, Restricted Height Area & Out Building)

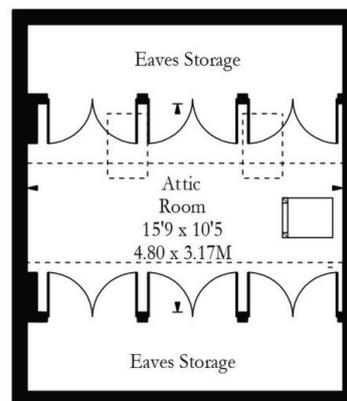
Approx Gross Internal Area 1687 Sq Ft - 156.73 Sq M
(Including Eaves Storage, Restricted Height Area & Out Building)

Illustration Purposes Only

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 errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.

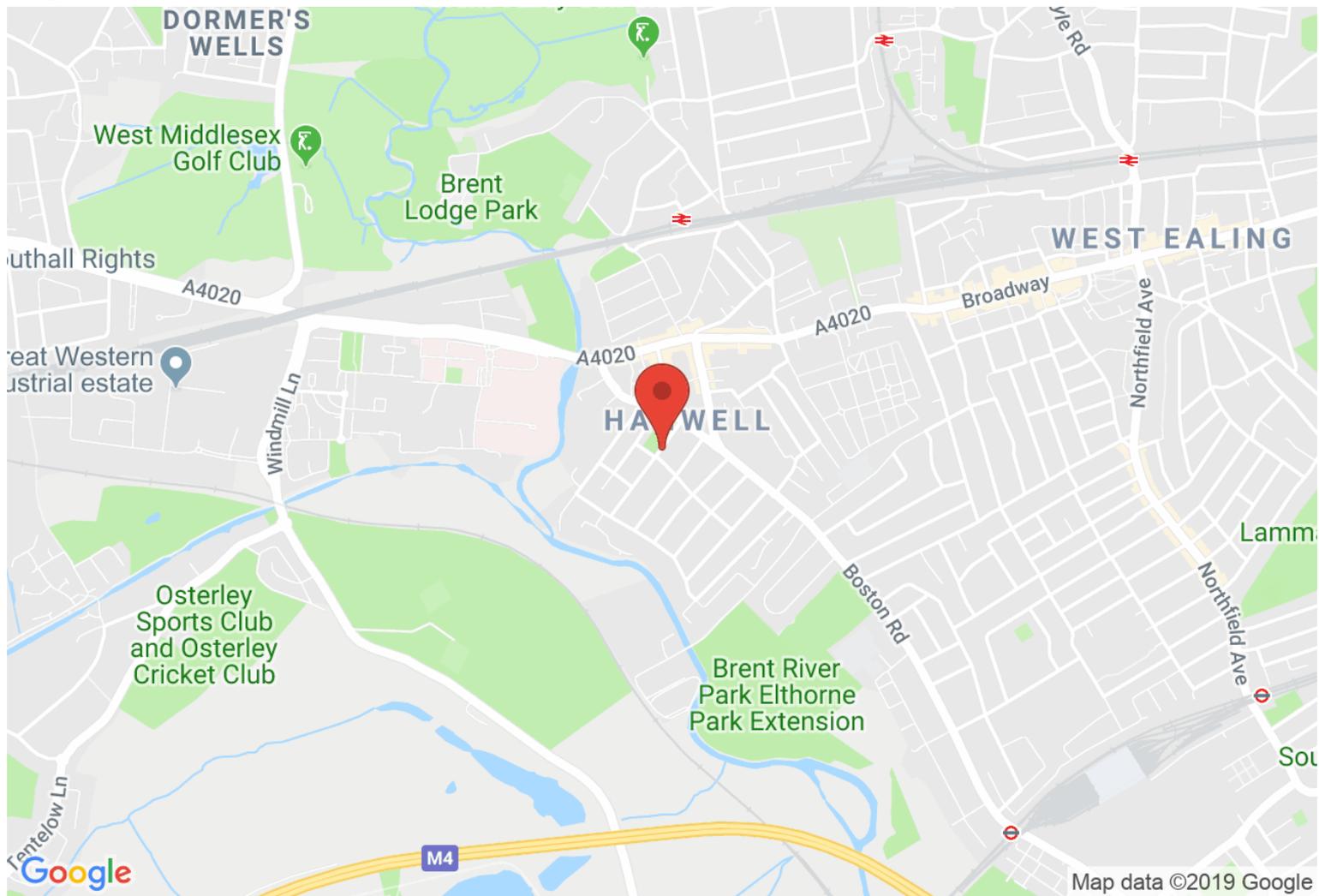


First Floor



Second Floor

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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