



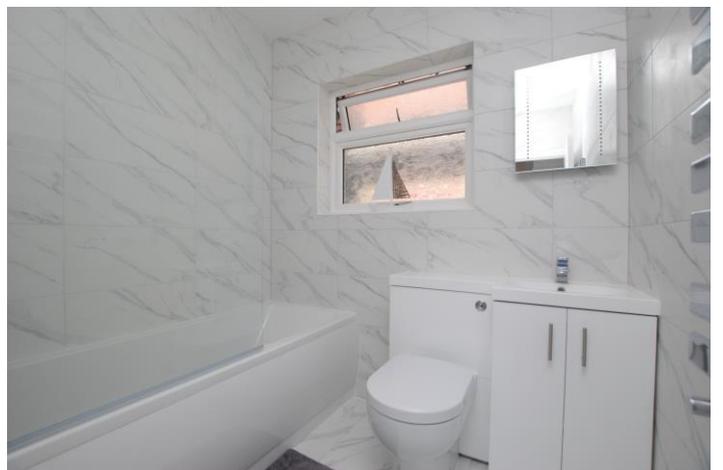
**£899,950**

**Boston Vale, Hanwell, W7**

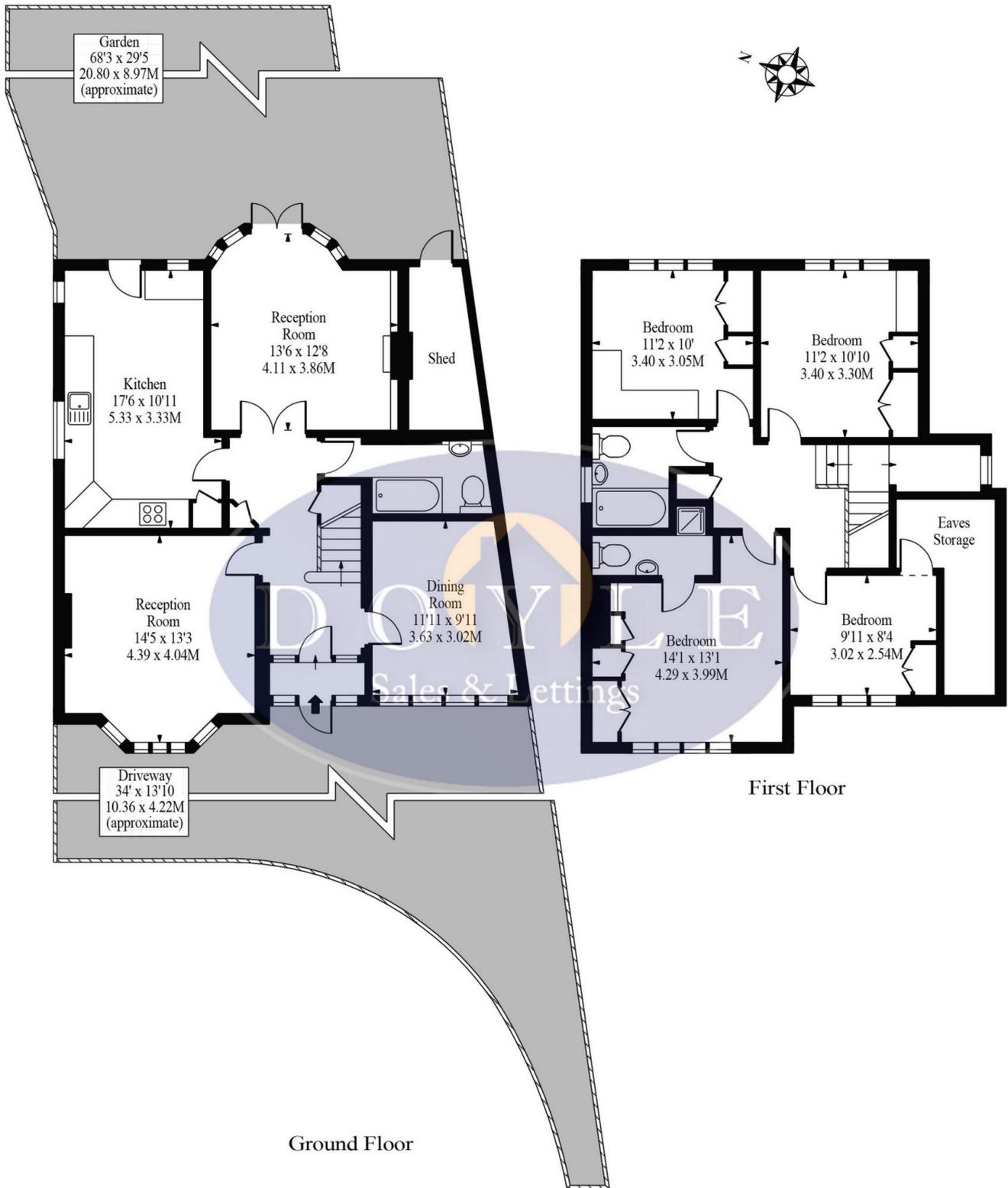


- 4 Double Bedrooms
- 1,662 Sq Ft
- 3 Reception Rooms
- Quiet Cul De Sac
- Detached
- Off Street Parking

A double fronted, natural 4 bedroom, family home situated on a wide cul de sac in the heart of Boston Manor. This lovely house 1,662 sq ft and comprises of storm porch, wide entrance hallway, 2 spacious reception rooms, dining room, large eat in kitchen/breakfast room and downstairs bathroom. On the first floor there are 4 double bedrooms (one en suite) and a further family bathroom. The rear garden is almost 70 ft long mainly lawned, mature with a patio area and built in shed. Further benefits include off street parking to the front for several cars, shared side access and an opportunity to convert the loft space and extend the rear STPP. Boston Manor station (Piccadilly line) is only a short walk away and Boston Vale is well located for excellent schools (Fielding, Mount Carmel, Oaklands, Elthorne High and Gunnersbury), road networks, bus routes, local shops, parks and restaurants.



# Boston Vale, W7



**Approx Total Internal Area 1662 Sq Ft - 154.40 Sq M**  
(Including Eaves Storage, Restricted Height Area & Shed)

**Approx Gross Internal Area Of Shed 49 Sq Ft - 4.55 Sq M**  
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.

## 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)

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

## EPC Rating E

