



**£700,000**

**St Marks Road, Hanwell, W7**

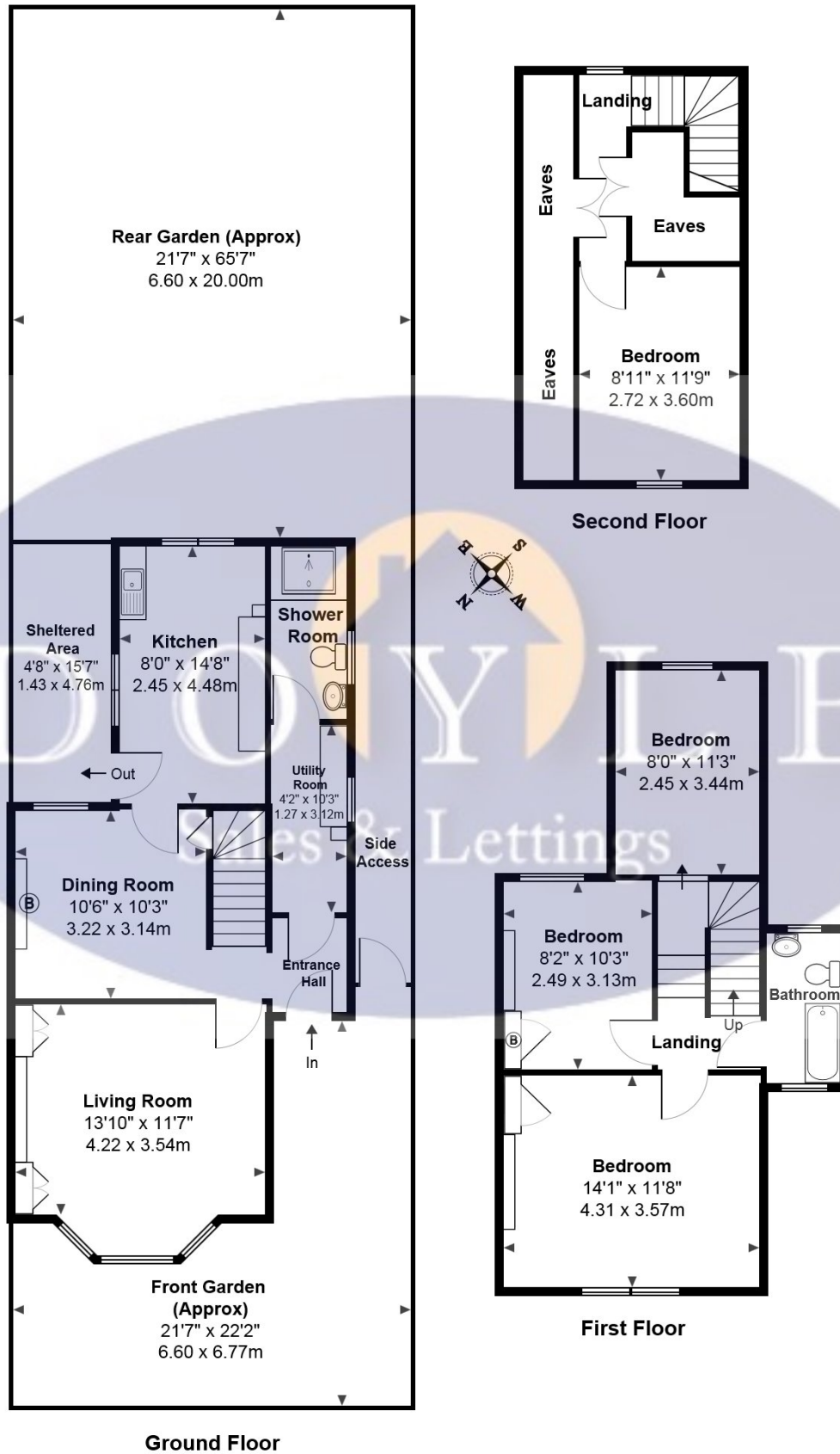


- 4 Double Bedrooms
- Large South Facing Garden
- 2 Reception Rooms
- Side Access
- 2 Bathrooms
- Chain Free

An opportunity to purchase an attractive Victorian 4 double bedroom end of terrace family home in Olde Hanwell. The ground floor comprises entrance hallway, large bay fronted reception, rear dining room, eat in kitchen, utility room and useful downstairs shower room. The first floor consists of 3 bedrooms and a family bathroom, with bedroom 4 situated at the top of the house. Benefiting from a large, mature, south facing rear garden and being end of terrace has useful side access. St Marks Road is situated close to the Grand Union Canal, in a great school catchment areas such as St Marks, Oaklands and St Josephs and within easy access to Hanwell station (Crossrail), Boston Manor station (Piccadilly), good shopping facilities, bus routes and road networks. The property is offered with the bonus of no onward chain.



ST. MARKS ROAD, HANWELL



Approximate Gross Internal Area (Excluding Eaves Space): 1112 ft<sup>2</sup> ... 103.3 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Green House Energy Surveyors Ltd 2015.

## 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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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

## EPC Rating F

