



£625,000

St Margarets Road, Hanwell, W7



- 2 Double Bedrooms
- Over 60 Ft Rear Garden
- Extended Living Space
- Scope For Loft Conversion
- 2 Bathrooms
- Olde Hanwell

Superbly presented, offering a high standard of fixtures and fittings is this recently extended 2 double bedroom family home full of character and charm. Accommodation comprises front reception room, kitchen, family bathroom and full width extended rear lounge with bi folding doors. On the first floor there are two double bedrooms, shower room and good sized loft which would be perfect for conversion subject to the usual planning consents. The property benefits from a private, over 60 ft, south facing, mature and well maintained rear garden with large shed at the end. St Margarets Road is situated close to the Grand Union Canal, in a great school catchment area, within easy access to Hanwell station (Crossrail), Boston Manor station (Piccadilly line), road networks, bus routes, parks and shops.



St. Margaret's Road, W7



Ground Floor

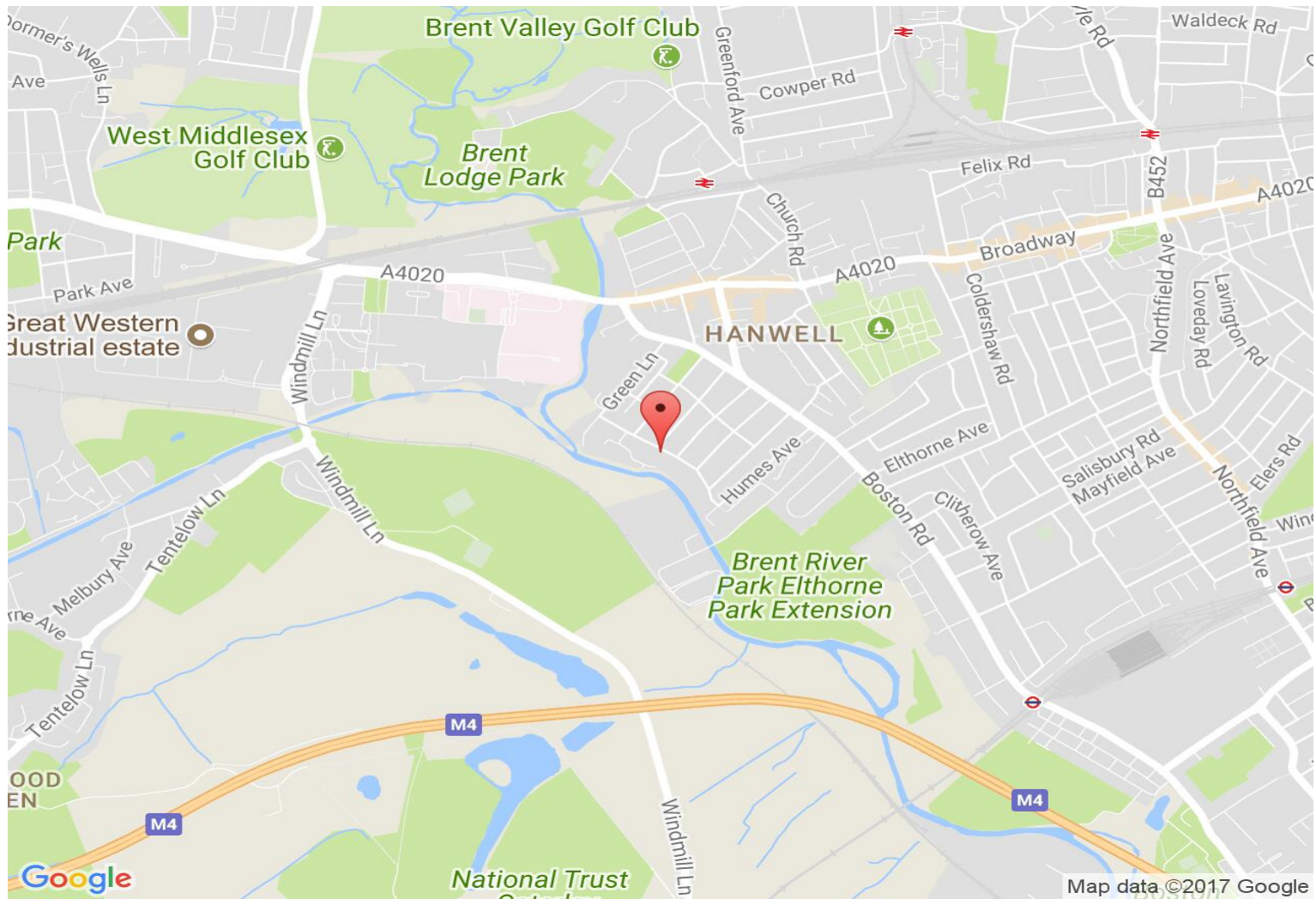
Approx Gross Internal Area 1192 Sq Ft - 110.74 Sq M
(Including Loft)

Approx Gross Internal Area 881 Sq Ft - 81.85 Sq M
(Excluding Loft)

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

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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.

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EPC Rating C

