



**£550,000**

**Rosebank Road, Hanwell, W7**

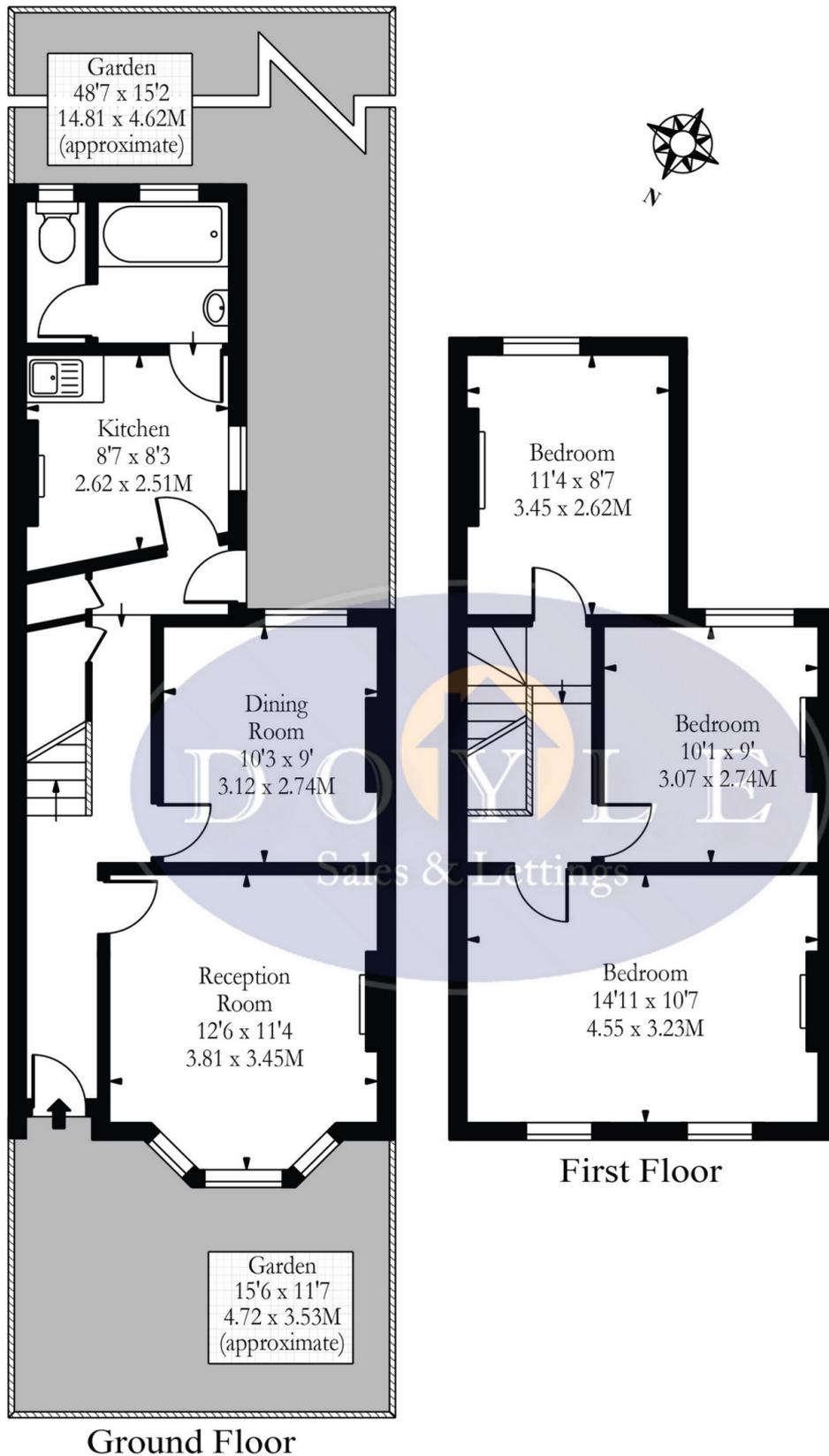


- 3 Double Bedrooms
- South Facing Garden
- 2 Reception Rooms
- Olde Hanwell
- Scope To Extend
- Chain Free

A 3 double bedroom family home in the very popular area of Olde Hanwell. The property comprises entrance hallway, bay fronted lounge, dining room, kitchen, 3 double bedrooms and family bathroom. Benefits include high ceilings, an opportunity to convert the loft space and extend the ground floor (STPP), front garden and private South facing garden. Rosebank Road is close to the Grand Union Canal, in a great school catchment, within easy access to Hanwell station (Crossrail), Boston Manor station (Piccadilly line), road networks, bus routes, parks and shops. This property is offered with no onward chain.



# Rosebank Road, W7

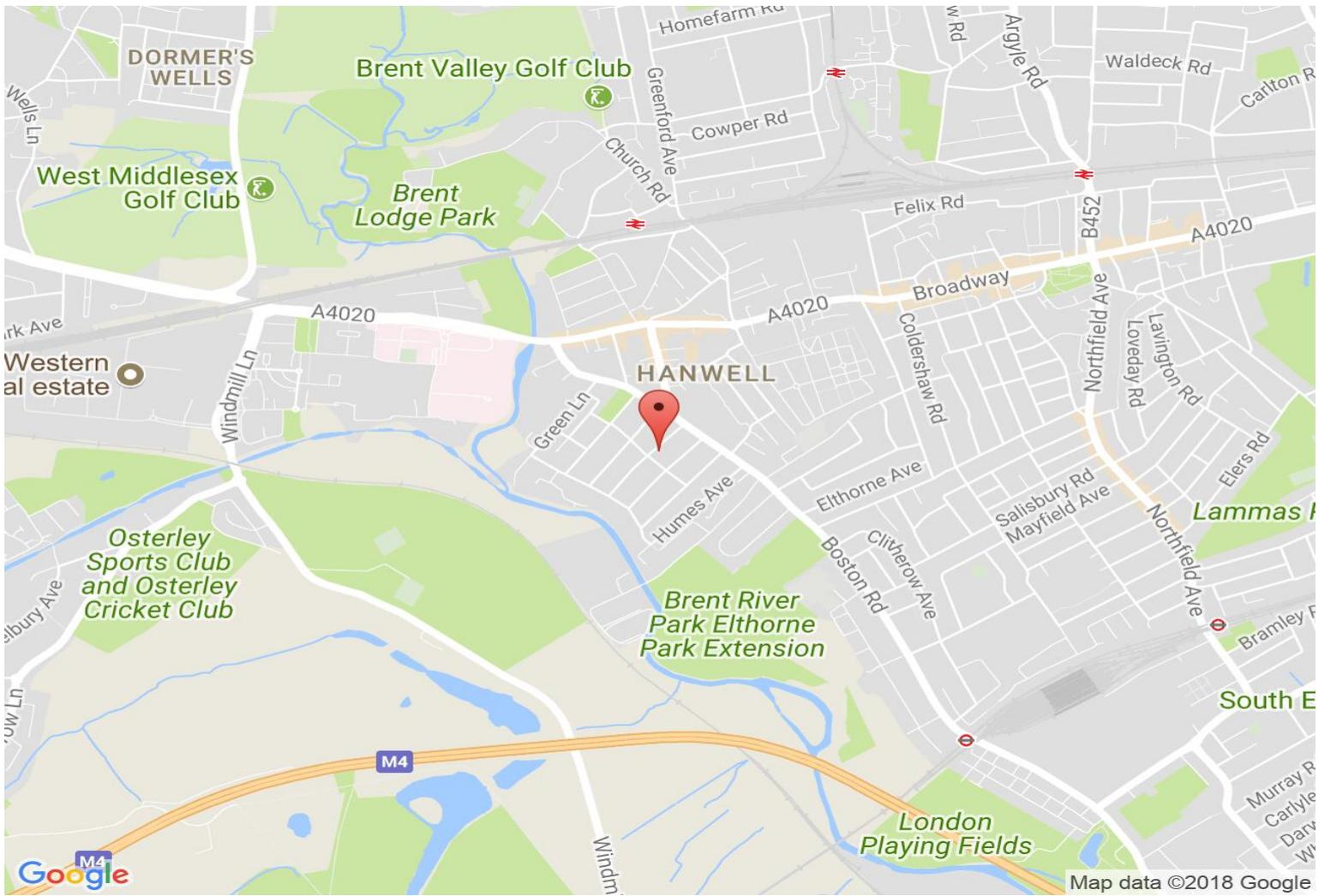


**Approx Gross Internal Area 879 Sq Ft - 81.66 Sq M**

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 W: 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.

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

## EPC Graph

