



£1,250,000

Church Road, Hanwell, W7



- Detached Double Fronted
- Almost 2,000 Sq Ft
- 4 Double Bedrooms
- 3/4 Reception Rooms
- Parking For Multiple Cars
- Approx 15,000 Sq Ft Garden

A substantial double fronted period property close to Crossrail with development opportunity. Benefitting from off street parking for 3/5 cars, nearly 15,000 sq ft of rear garden space, 4/6 bedrooms, 3/4 reception rooms, almost 2,000 sq ft of accommodation with high ceilings and period features and a loft space of approx. 30ft x 30ft - the property is perfect as a unique family residence or for a developer. Not sold subject to any planning conditions or permissions. The layout comprises wide entrance hallway, spacious through lounge, second reception room, dining room, kitchen, utility room and guest WC. Upstairs boasts 4 double bedrooms with the master en-suite, single bedroom/study and family bathroom. Church Road is an ideal location for Hanwell (Crossrail) and Boston Manor (Piccadilly) stations, great schools, bus routes, road networks, parks and shops.





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.

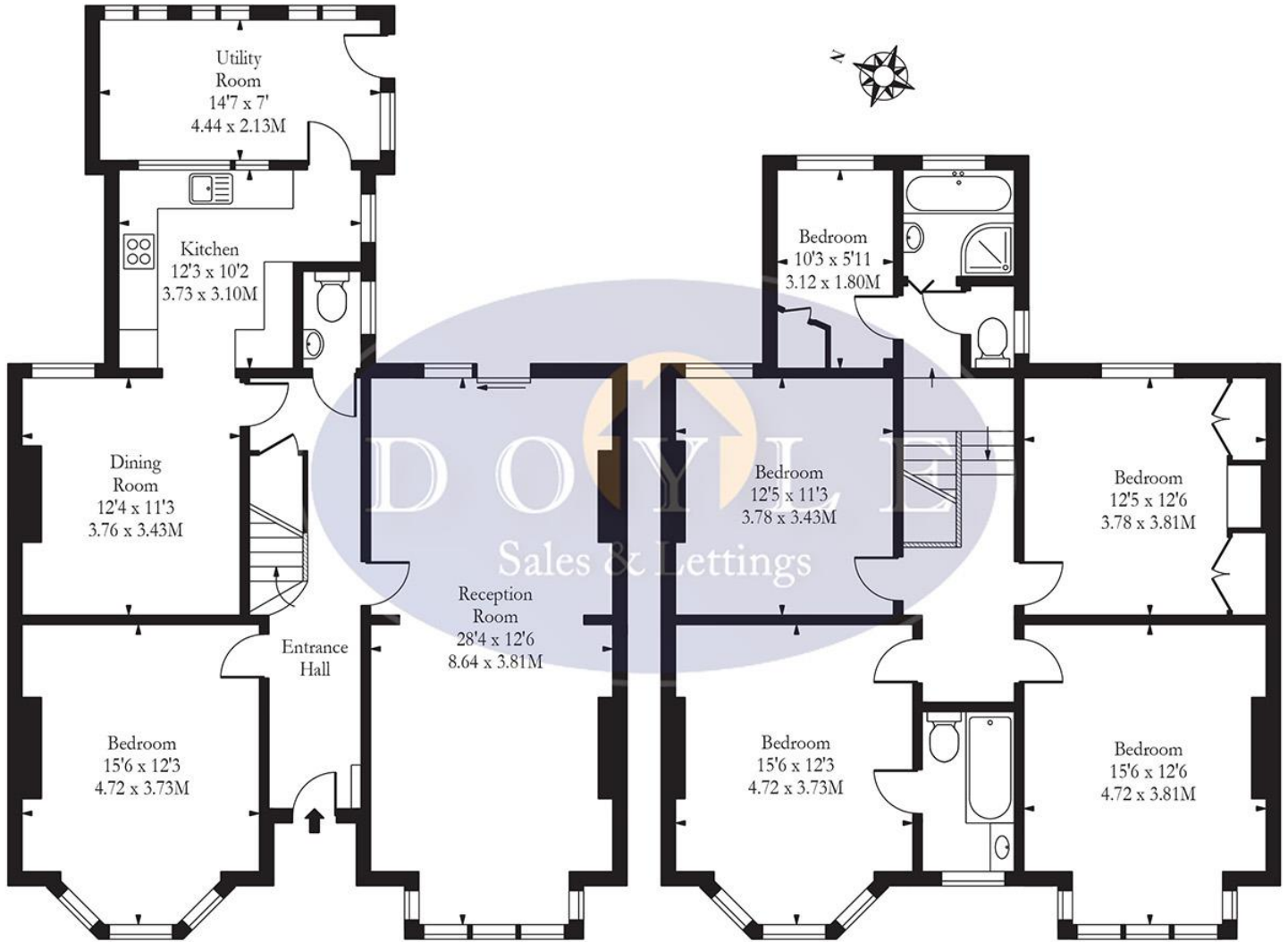
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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.

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Ground Floor

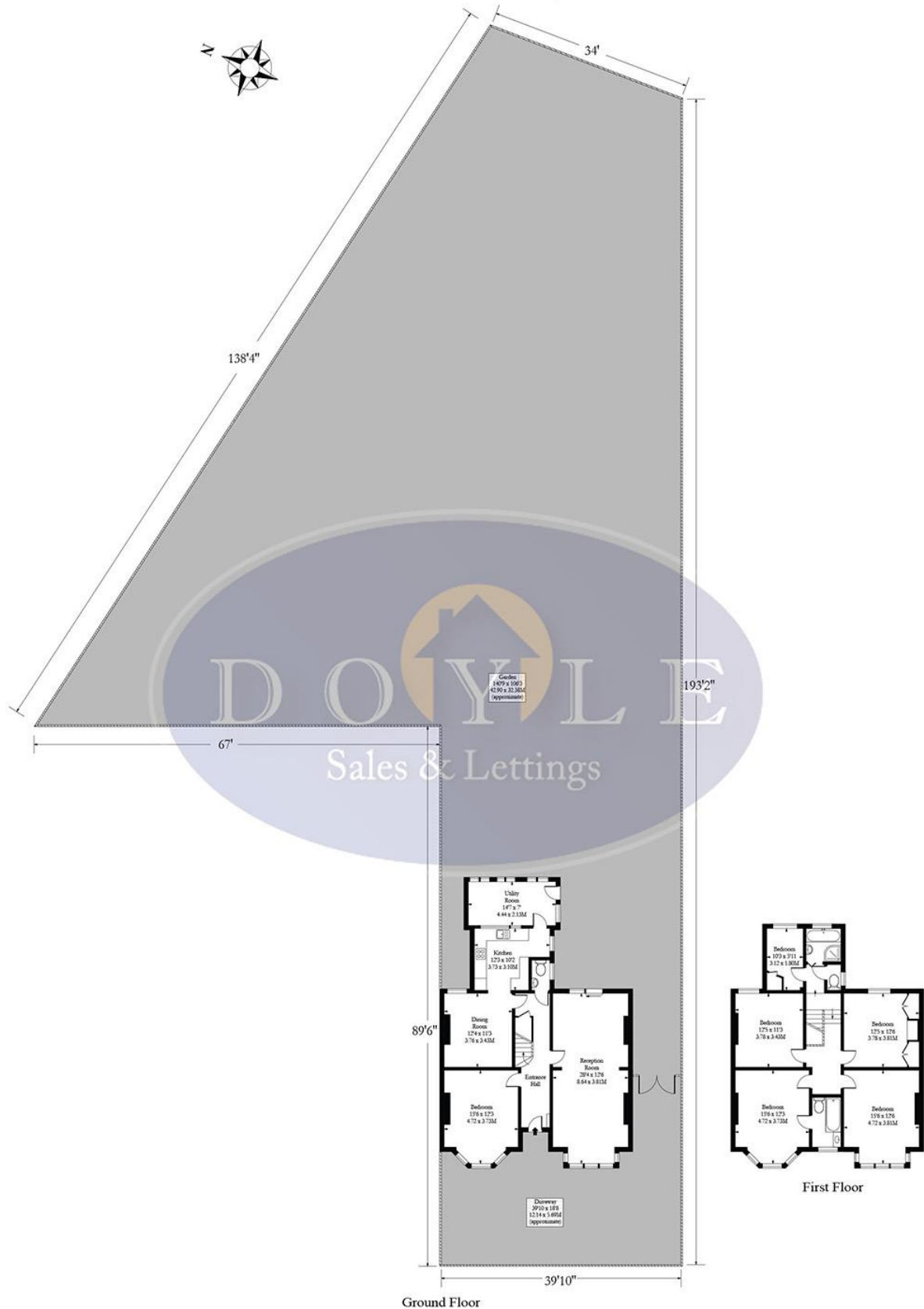
First Floor

Approx Gross Internal Area 1992 Sq Ft - 185.06 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.

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