



**£550,000**

**Rosebank Road, Hanwell, W7**

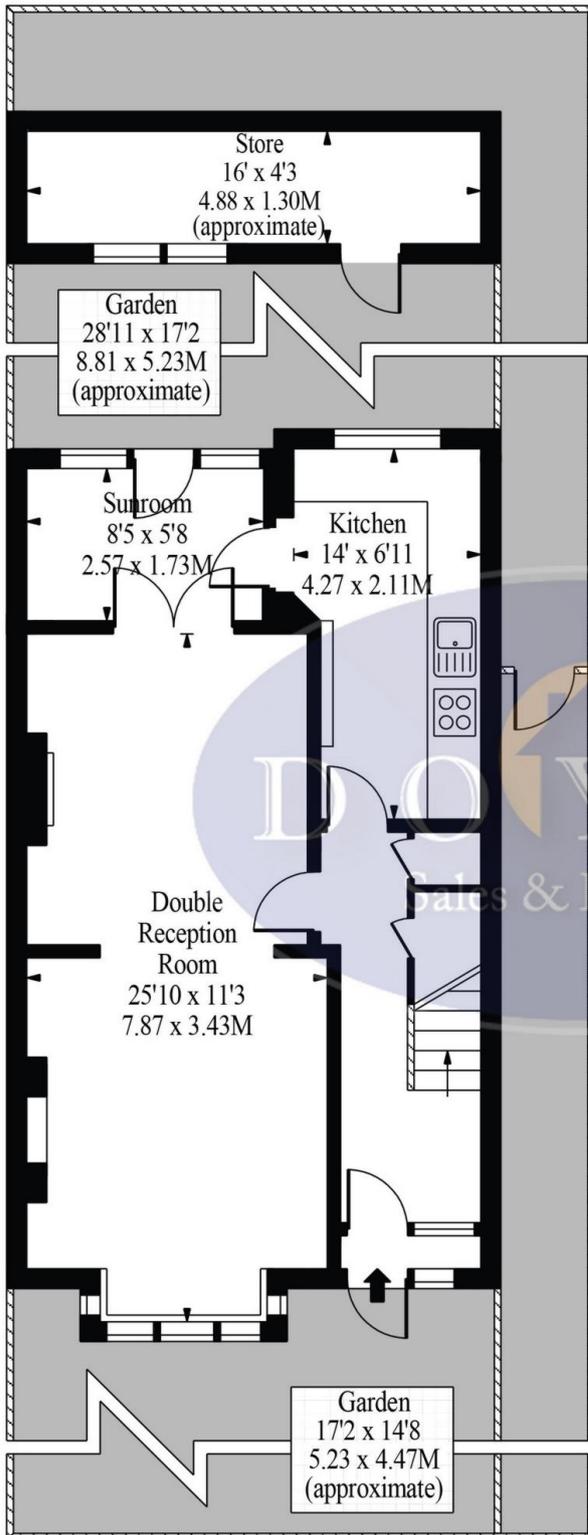


- 3 Bedroom
- Side Access
- End Of Terrace
- Oppertunity To Extend
- Olde Hanwell
- Chain Free

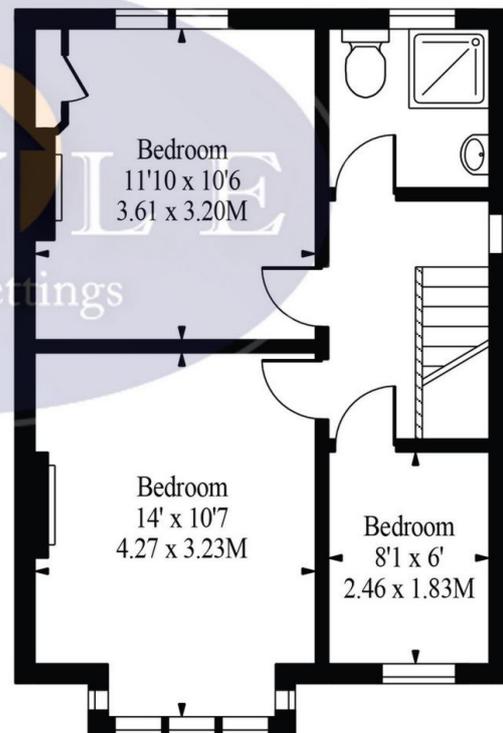
A 3 bedroom end of terraced family home in popular Olde Hanwell. The accommodation comprises entrance hallway, double reception room, extended kitchen and sun room. On the first floor there are 2 double bedrooms, single bedroom and a family bathroom. This property is chain free and offers an excellent opportunity to convert both the loft and the ground floor. There are front and rear gardens the latter mature with side access and workshop. Rosebank Road is a delightful tree lined road situated close to the Grand Union Canal, in a great school catchment area and within easy access of Hanwell station (Crossrail), Boston Manor station (Piccadilly), bus routes, road networks and great parks.



# Rosebank Road, W7



Ground Floor



First Floor

**Approx Gross Internal Area 953 Sq Ft - 88.53 Sq M**  
(Excluding Store)

**Approx Gross Internal Area Of Store 68 Sq Ft - 6.34 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)

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 Rating

