



**£695,000**

**Framfield Road, Hanwell, W7**



- 4 Double Bedrooms
- 1,249 Sq Ft
- 2 Bathrooms
- Master En Suite
- Excellent School Catchment
- Close To Crossrail

A stunning extended 4 bedroom Victorian family home on a popular residential tree lined road close to Hanwell Station. This well presented property boasts 1,249 sq ft of bright, spacious, living accommodation and comprises entrance hallway, bay fronted reception room with shutters, dining room and kitchen. On the first floor there are 2 double bedrooms and large family bathroom. The loft conversion hosts 2 further double bedrooms, the master with en suite and ample storage. Benefits include front garden and private rear garden, well maintained and with spacious shed. Framfield Road is situated close to Hanwell (Crossrail) and Drayton Green stations, excellent school catchment, bus routes, road networks and the Bunny Park.

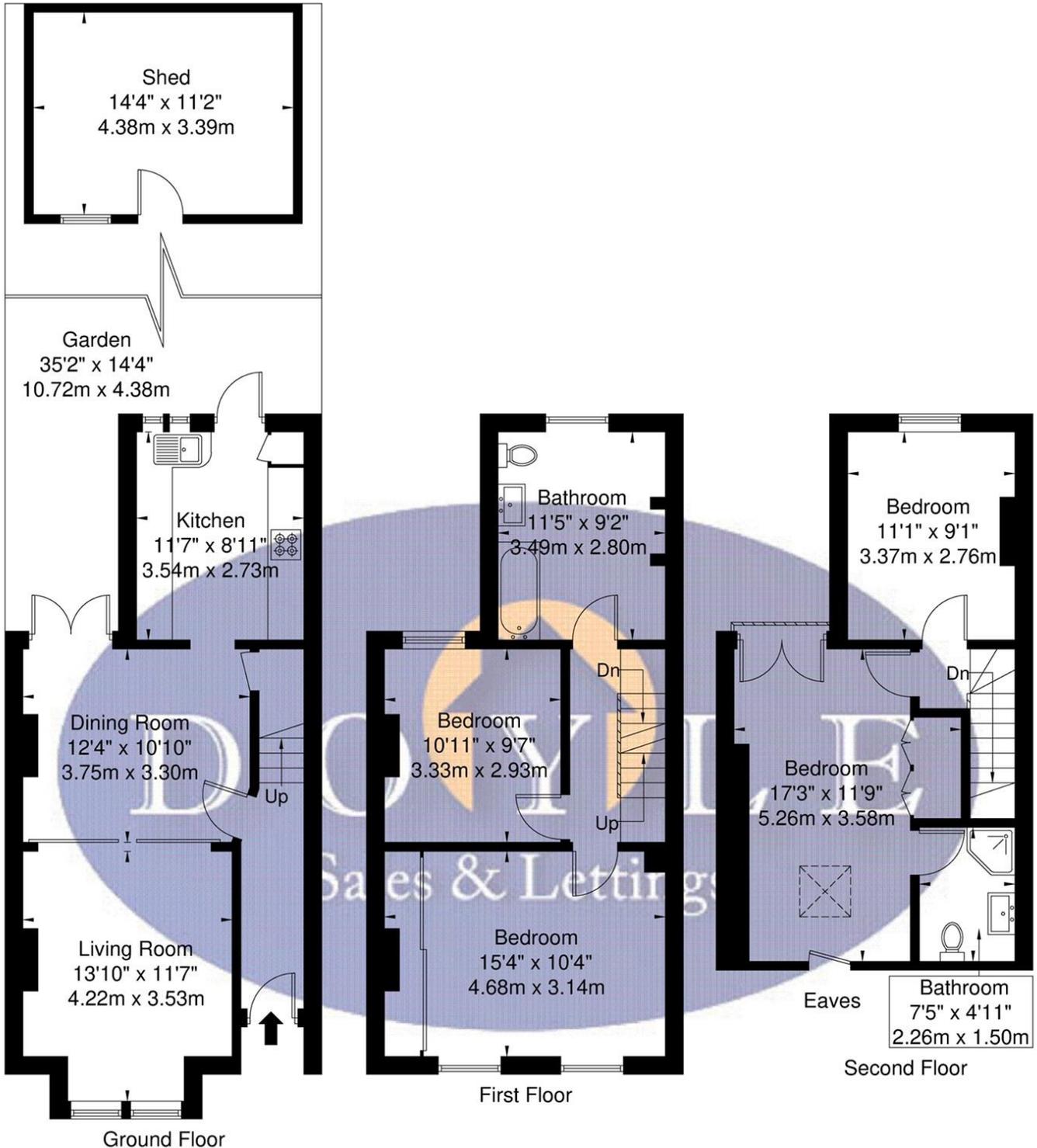
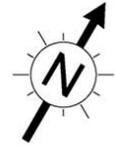


# Framfield Rd W7, UK

Approx. Gross Internal Area = 116.1 sq m / 1249 sq ft

Shed = 13.9 sq m / 149 sq ft

Total = 130 sq m / 1398 sq ft



Ref

Copyright THE BLEU PLAN

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

## 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 D

