



£625,000

St Margarets Road, Hanwell, W7



- 2 Double Bedrooms
- 3 Reception Areas
- 170 Sq St Studio
- Extended Kitche / Diner
- South Facing Garden
- Olde Hanwell

A Stunning extended 2 bedroom Victorian property located in the very popular area of Olde Hanwell. The ground floor accommodation comprises front reception room with feature fireplace and stripped floorboards, rear dining room, newly extended full width kitchen / diner with island for entertaining and bi folding doors leading out to the large south facing rear garden. The first floor are 2 double bedrooms, family bathroom and a very useful loft room with the option to convert the loft as neighbouring properties have done. There are Front and rear gardens, the latter almost 60 ft with a decked area, artificial grass and benefitting from a 170 sq ft studio. Situated close to the Grand Union Canal and the popular Fox public house, the property falls into great school catchment areas such as St Mark's, Oaklands and St Joseph's. Located with easy access to Hanwell (Crossrail) and Boston Manor (Piccadilly) stations, bus routes, road networks, parks and shops.

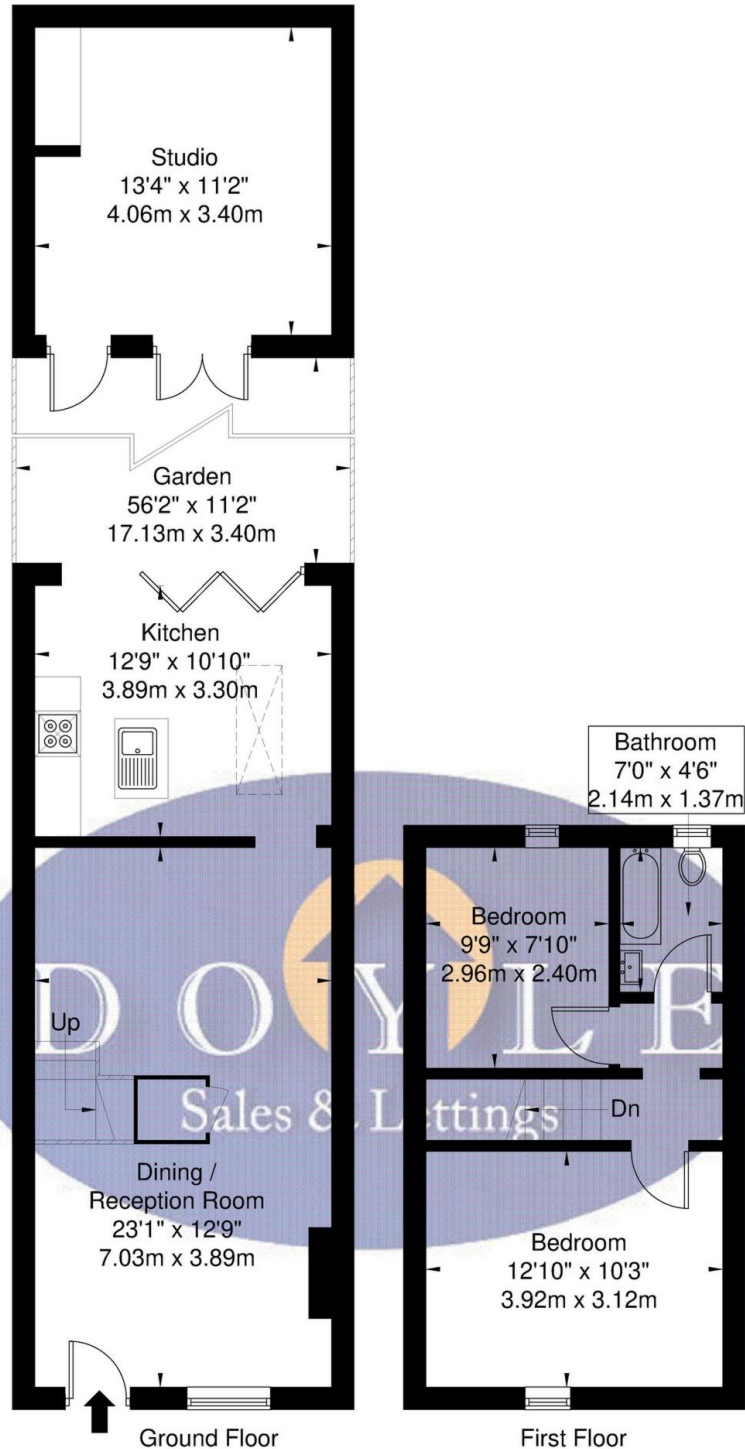


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Approx. Gross Internal Area = 68.8 sq m / 740 sq ft

Studio = 15.8 sq m / 170 sq ft

Total = 84.6 sq m / 910 sq ft



Ref

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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 W: www.doylesalesandlettings.co.uk

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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 D

