



**£699,950**

**Rosebank Road, Hanwell, W7**

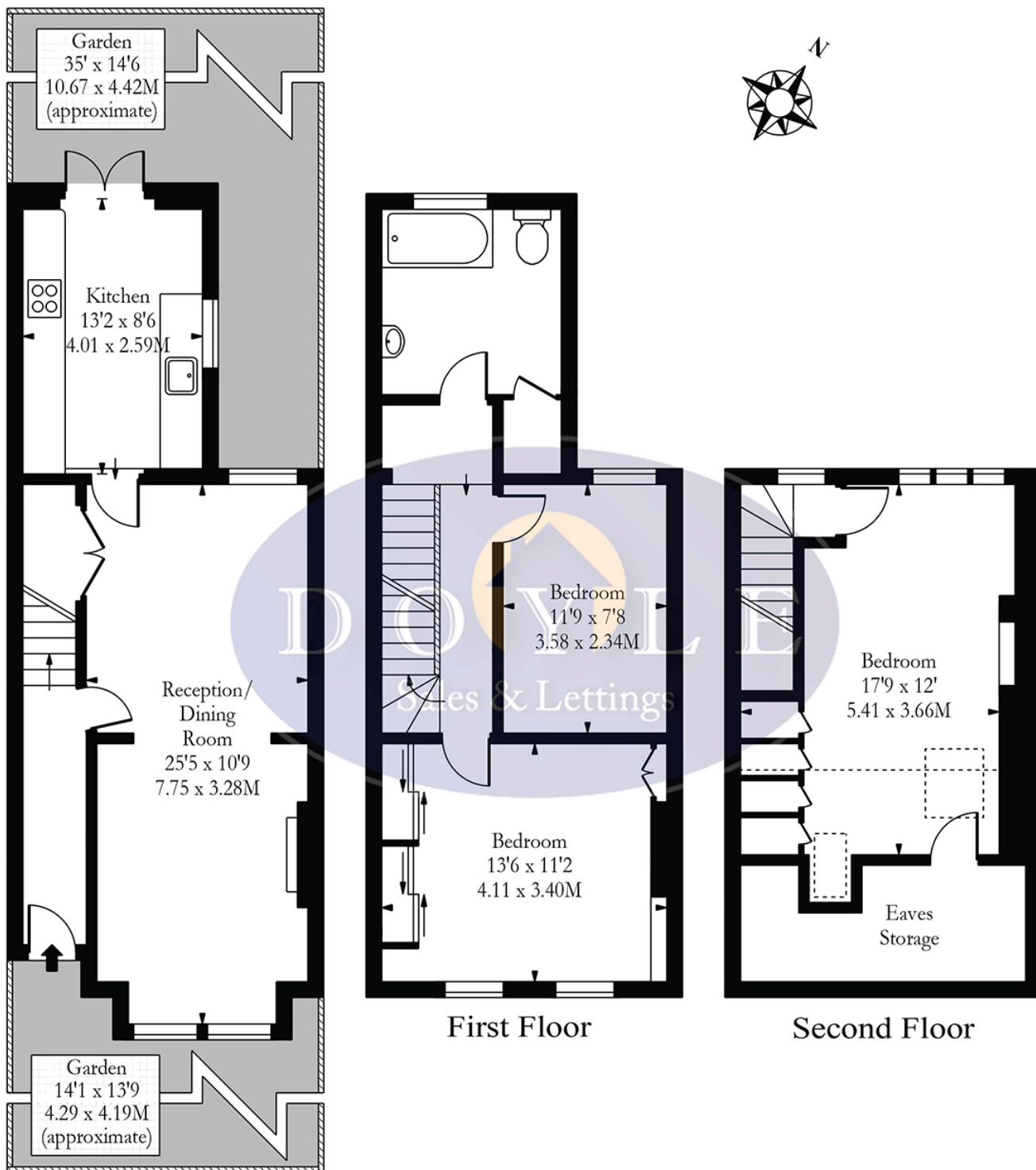


- 3 Double Bedrooms
- Private Rear Garden
- Great School Catchment
- Olde Hanwell
- 1,167 Sq Ft
- Close To Crossrail

A well presented 3 bedroom Victorian family home in popular Olde Hanwell offering an abundance of character and charm. The accommodation comprises entrance hallway, bay fronted reception with wood burning stove, dining area and spacious kitchen with doors to a mature rear garden. On the first floor there are 2 double bedrooms and a family bathroom. The loft conversion hosts the master bedroom with eaves storage. 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

Second Floor

**Approx Gross Internal Area 1167 Sq Ft - 108.42 Sq M**

(Including Eaves Storage & Restricted Height Area)

### 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

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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

