



**£899,999**

**Westlea Road, Hanwell, W7**



- 5 Double Bedrooms
- End Of Terrace
- 2 Reception Rooms
- Almost 1,600 Sq Ft
- Off Street Parking
- Garage

A stunning 5 double bedroom end of terrace family home with off street parking and garage close to Boston Manor station. The property comprises wide entrance hallway, large bay fronted reception room, spacious dining room, modern kitchen with 5 burner range cooker and utility area. On the first floor there 3 double bedrooms and bathroom with underfloor heating. The loft conversion hosts 2 further double bedrooms and another bathroom. Outside, the property boasts off street parking to the front, private south facing rear garden and useful garage/workshop. Westlea Road is a quiet residential road ideally located close to Elthorne Park, Boston Manor station (Piccadilly line), excellent schools, canal, bus routes, road networks, shops and Crossrail.

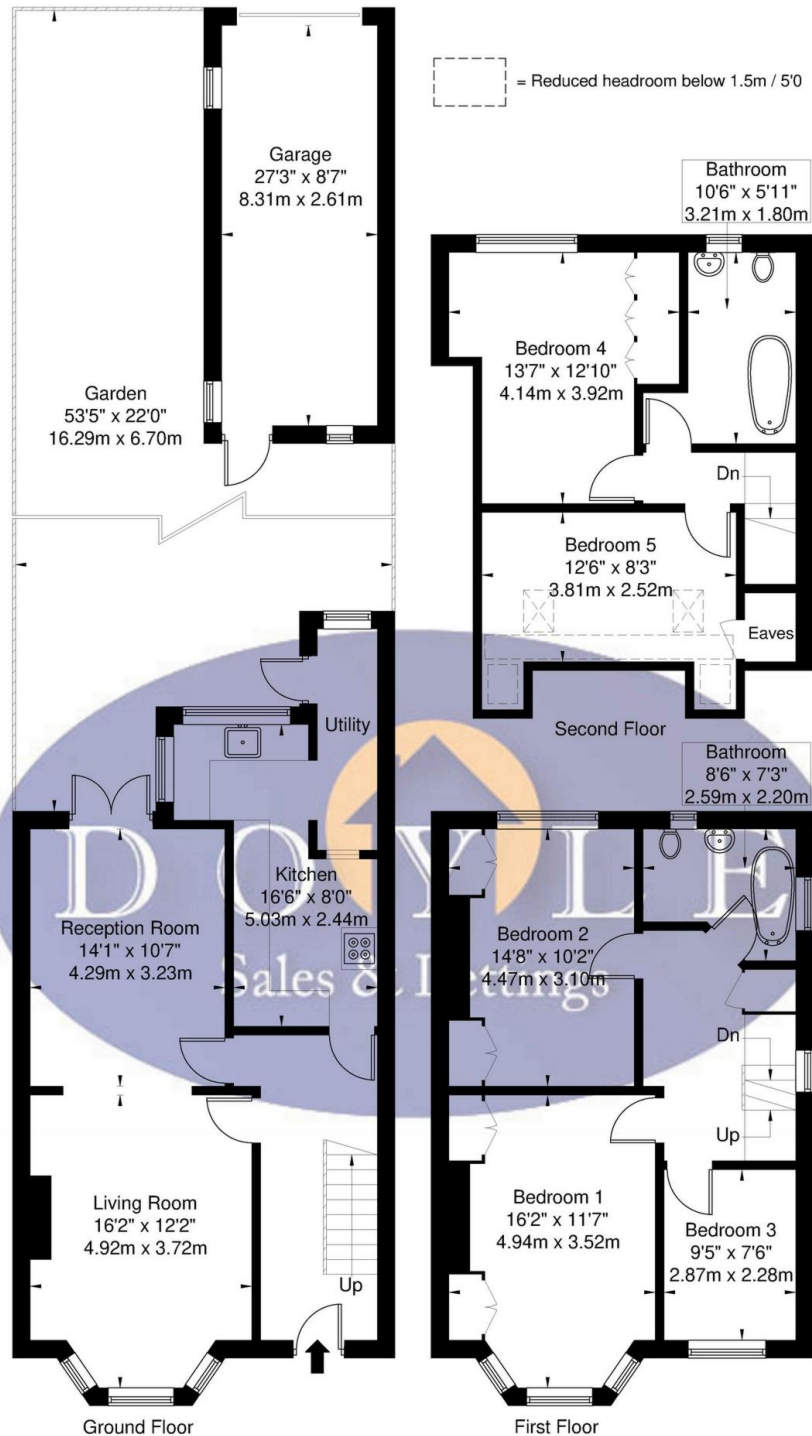


# Westlea Road W7 2AH

Approx. Gross Internal Area = 147.8 sq m / 1591 sq ft

Garage = 17.4 sq m / 187 sq ft

Total = 165.2 sq m / 1778 sq ft



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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

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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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## EPC Rating E

