



**£600,000**

**Lower Boston Road, Hanwell, W7**



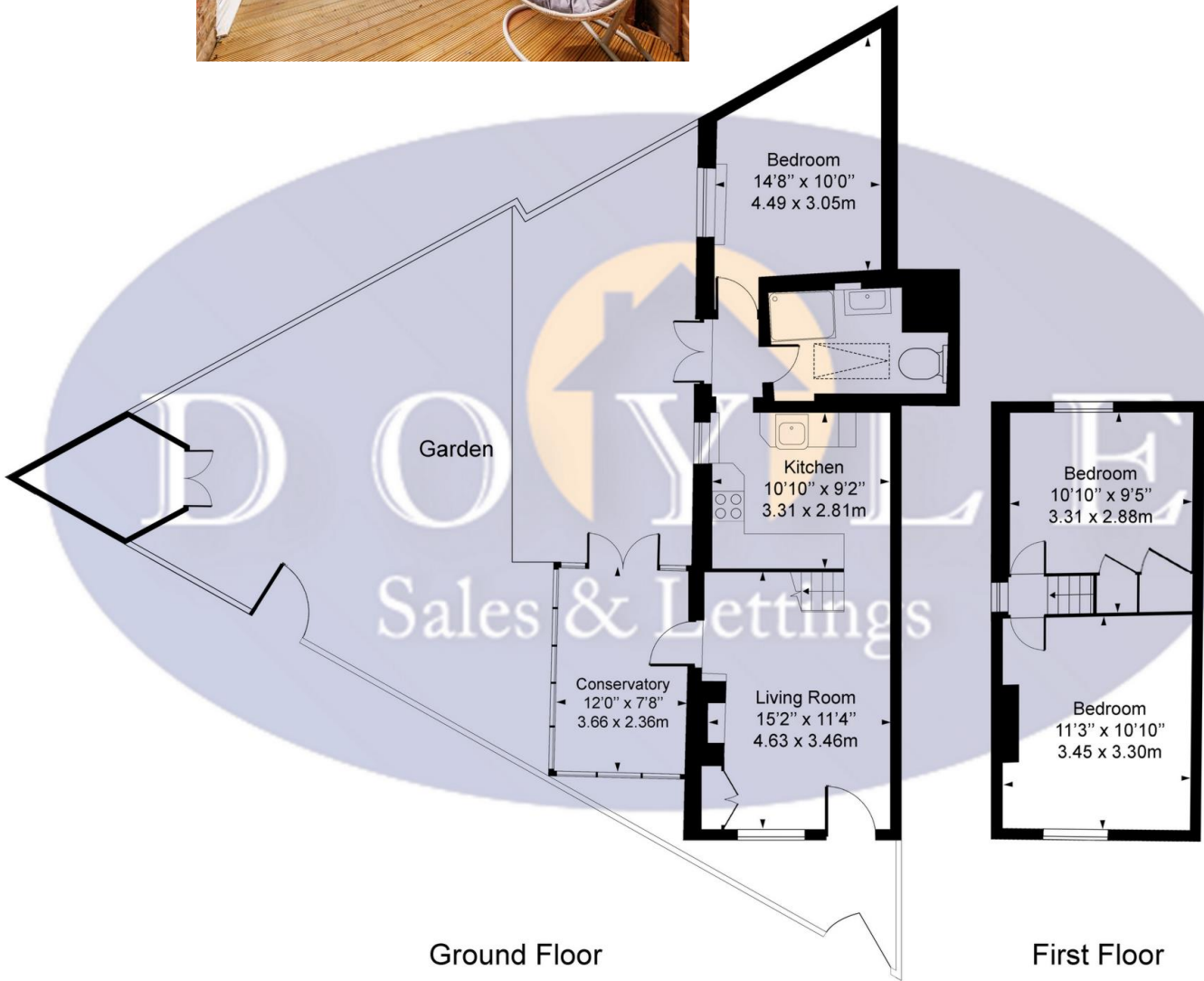
- 3 Double Bedrooms
- End Of Terrace
- Side Access
- Excellent Location
- Conservatory
- Chain Free

A very well presented chain free, 3 double bedroom, extended, end of terrace Victorian family home. The accommodation known as Boston Place is one of the oldest properties in Hanwell and comprises reception room, new conservatory, kitchen, 3 double bedrooms and newly fitted family bathroom. The property boasts a front garden and a large rear garden with side access. Lower Boston Road is situated within easy access to Hanwell (Crossrail) and Boston Manor (Piccadilly line) stations, in a great school catchment area, close to the Grand Union Canal and the popular Fox pub, road networks, bus routes, parks and shops. This property is offered with the added bonus of no onward chain, new carpets and an opportunity for further extension STPP.



# Lower Boston Road, W7 2NR

Approx. Gross Internal Area 867 sq ft / 80.60 sq m



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, search, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## 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.

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.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.

## EPC Rating E

