



**£775,000**

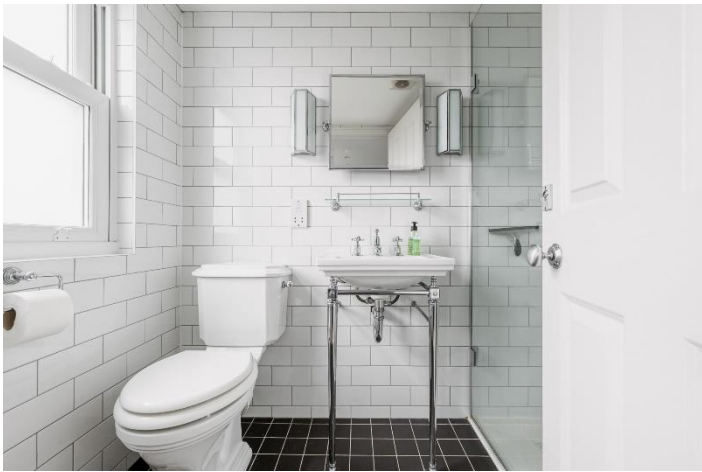
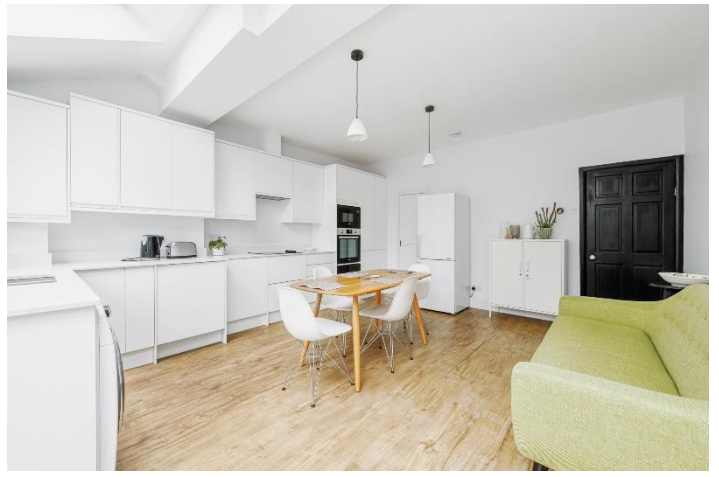
**Osterley Park View Road, Hanwell, W7**



- 3 Bedrooms
- 70 Ft Private Garden
- 2 Bathrooms
- Newly Extended
- Great School Catchment
- Olde Hanwell

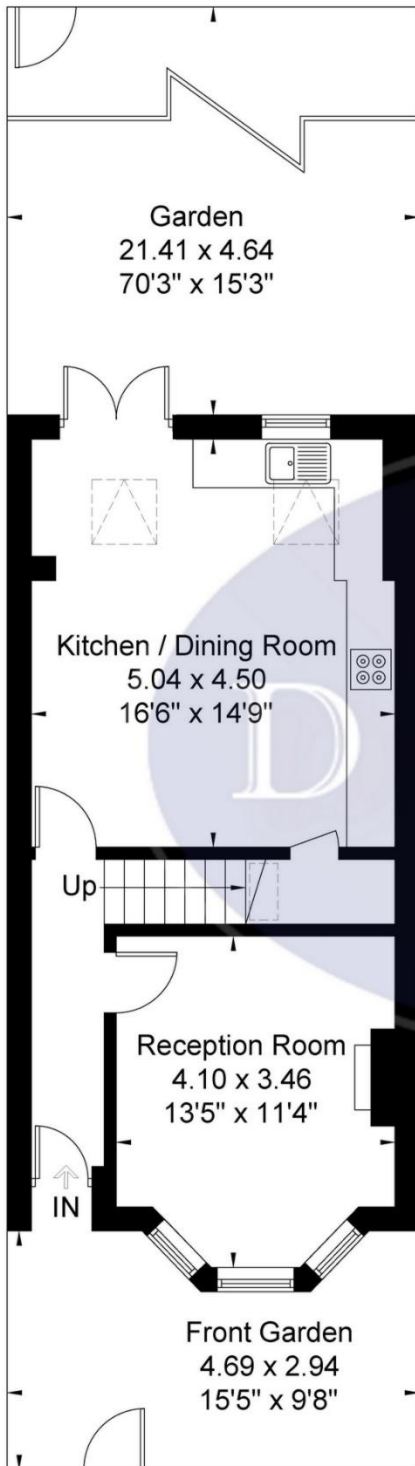
A stunning, newly refurbished and extended, 3 bedroom, brick fronted Victorian family home located in popular Olde Hanwell. Boasting a high quality finish throughout, the ground floor comprises entrance hall, spacious bay fronted reception and fantastic newly built full width extended kitchen / diner with doors to a private landscaped 70 ft garden with patio area and laid to lawn with rear access. The first floor hosts a double bedroom, single bedroom and spacious family bathroom. The loft conversion offers the master bedroom with study area, eves storage and en suite. Osterley Park View Road is an ideal location for Hanwell (Crossrail) and Boston Manor (Piccadilly line) stations, excellent school catchment, bus routes, road networks, Grand Union Canal and popular parks.



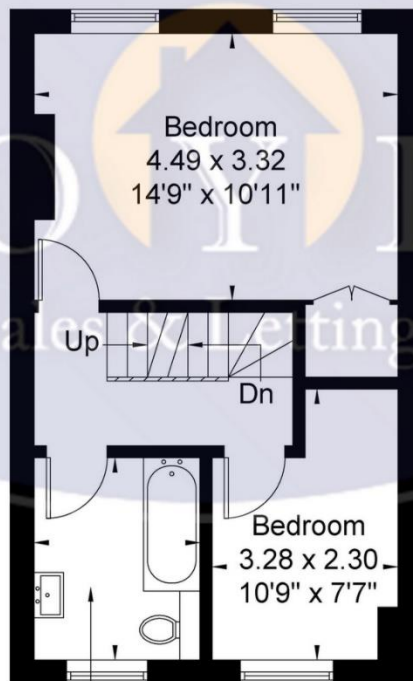


# Osterely Park View Road W7 2HH

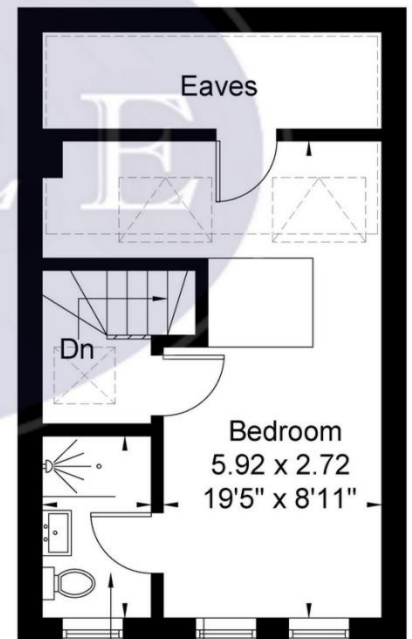
Approximate Gross Internal Area = 98.4 sq m / 1058 sq ft  
 Eaves Storage / Reduced Headroom = 10.5 sq m / 113 sq ft  
 Total = 108.9 sq m / 1171 sq ft



**Ground Floor**  
43.6 sq m / 469 sq ft



**First Floor**  
34.9 sq m / 375 sq ft



**Second Floor**  
19.9 sq m / 214 sq ft

**Reduced Headroom**  
10.5 sq m / 113 sq ft

= Reduced headroom below 1.5m / 5'0"

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 The floorplan is for illustrative purposes only and not to scale.



## 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.

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

## EPC Rating D

