



**£525,000**

**Springfield Road, Hanwell, W7**



- Cash Purchase
- 3 Double Bedrooms
- Opportunity To Extend
- Close To Elizabeth Line
- Private Rear Garden
- Chain Free

Favouring cash buyers due to the extensive updating required is this chain free, 3 bedroom period property on a quiet road with no through traffic in Hanwell Village close to the Elizabeth line. Accommodation comprises entrance hallway, large reception room, dining room, kitchen, separate WC and family bathroom. The first floor offers 3 double bedrooms and loft storage. Further benefits include an opportunity to extend the rear and into the loft, private west facing private garden with rear access, front garden and chain free. Springfield Road is a perfect location for Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, excellent schools, parks, shops, bus routes and road networks.

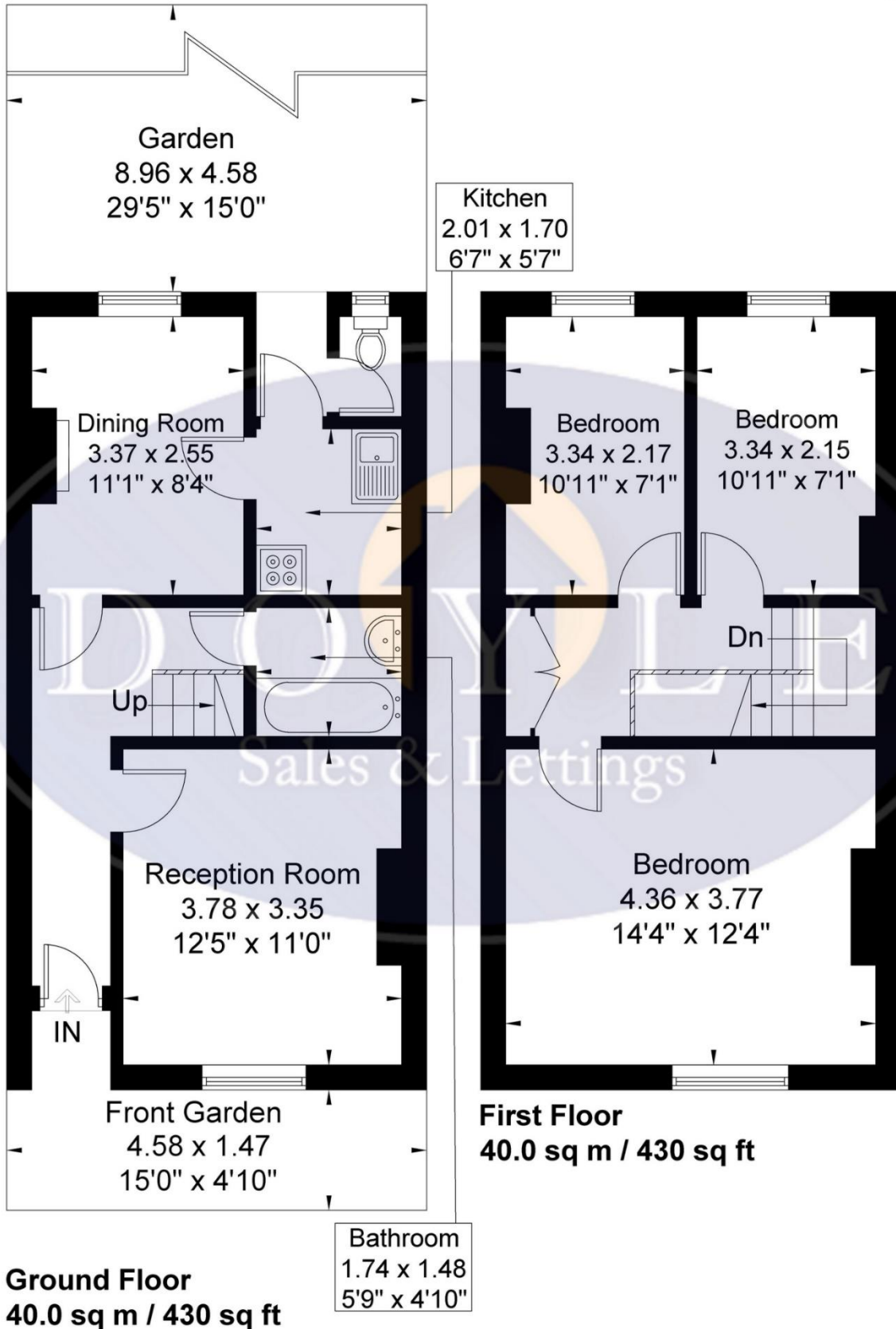
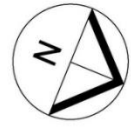






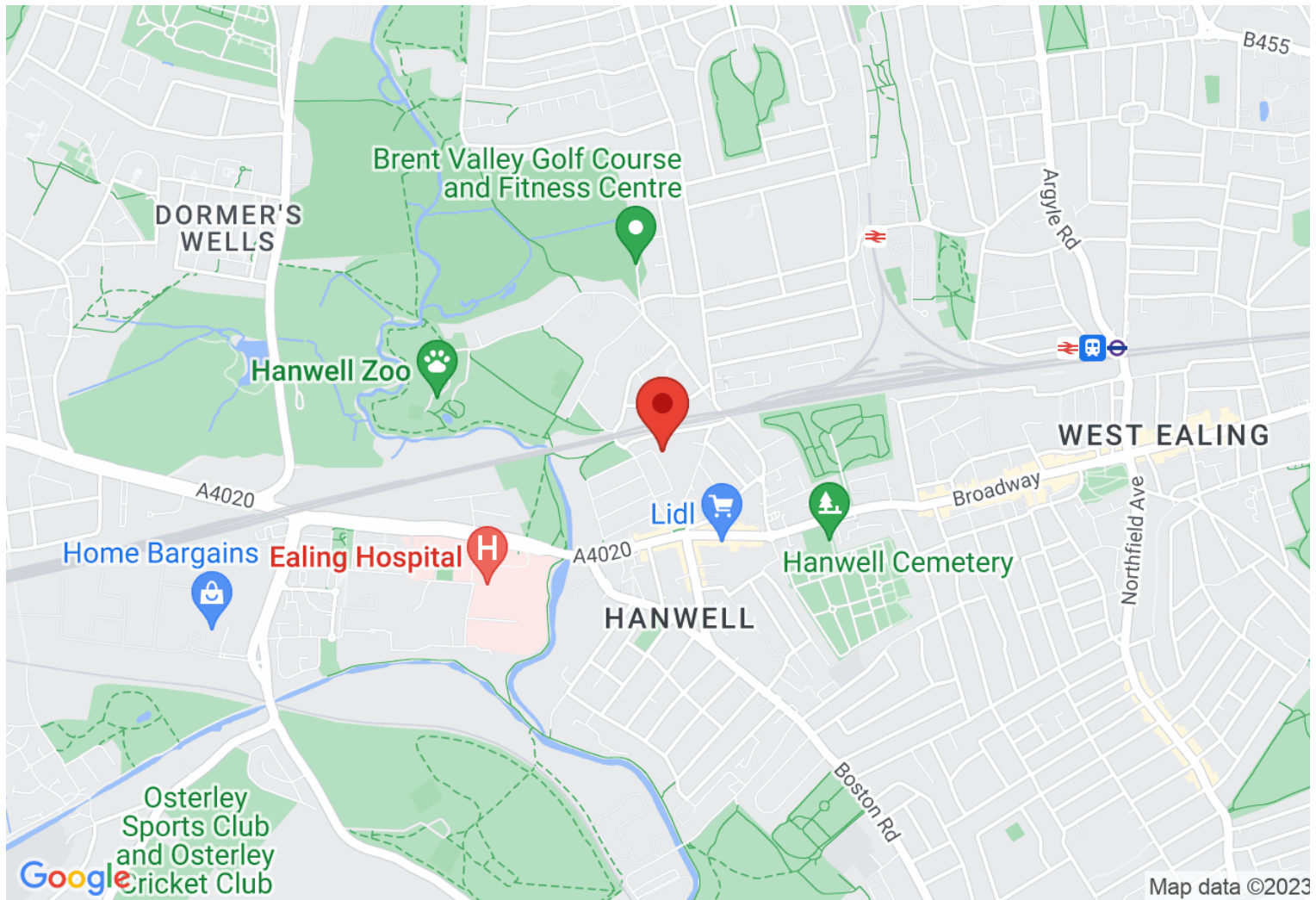
# Springfield Road W7 3JP

Approximate Gross Internal Area = 80.0 sq m / 861 sq ft



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.

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

