



**£575,000**

**Montague Road, Hanwell, W7**



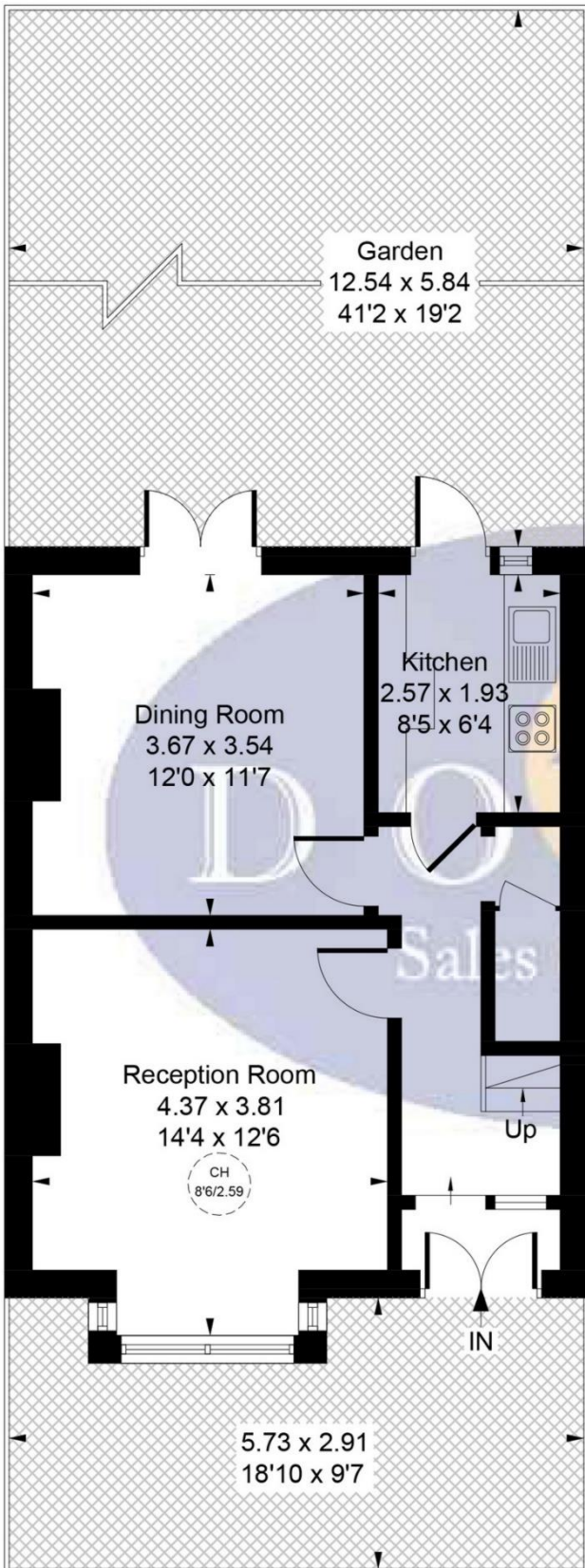
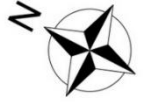
- 3 Bedrooms
- Close To Elizabeth Line
- Opportunity To Extend
- 2 Reception Rooms
- Quiet Cul De Sac
- Chain Free

A spacious, chain free, 3 bed family home located on a quiet cul de sac close to Hanwell's Elizabeth line. The accommodation comprises storm porch, entrance hall, front lounge, dining room with French doors leading to the garden and kitchen with further access out to the rear garden. On the first floor there are 3 bedrooms, family bathroom and large loft which offers an opportunity to convert and create a dormer extension STPP, examples of neighbouring loft conversions are clear to see. There are front and rear gardens, the latter a good size. Montague Road is an ideal location for Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, great schools, Olde Hanwell with delightful canalside walks, the Bunny Park and Zoo in Golden Manor, good array of good local shops on the high street, bus routes and road networks. This property will be sold with no onward chain. Council tax band E.

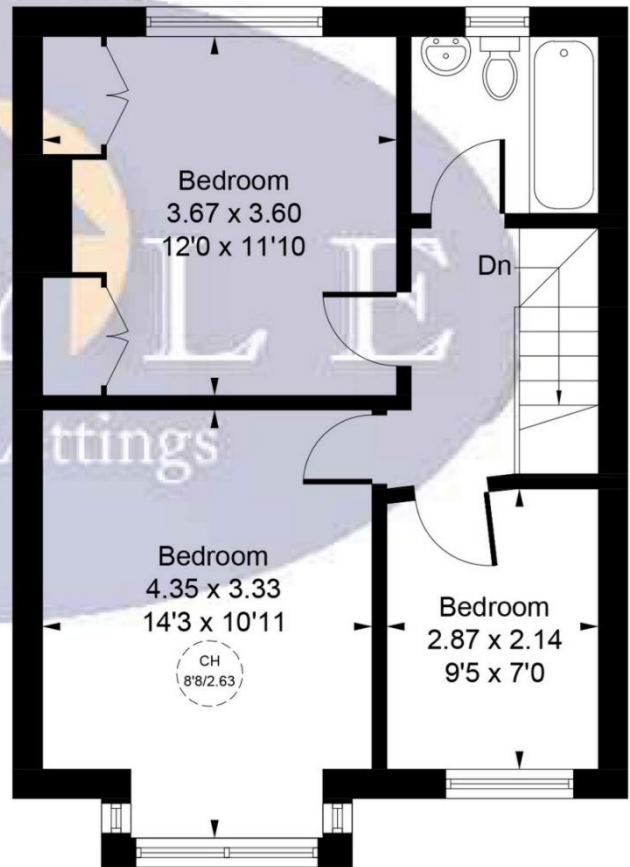


# Montague Road, W7 3PE

Approximate Gross Internal Area  
87.59 sq m / 943 sq ft



CH = Ceiling Height



**First Floor**  
43.45 sq m / 468 sq ft

**Ground Floor**  
44.14 sq m / 475 sq ft

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 error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## 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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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

## EPC Rating D

