



£1,400,000

Boston Road, Hanwell, W7



- 4 Double Bedrooms
- Semi Detached
- Large 140 Ft Garden
- Almost 1600 Sq Ft
- Off Street Parking
- Opportunity To Extend

A rarely available 4 double bedroom, mock Tudor style, semi-detached, family home with off street parking and one of the largest gardens in the area, close to great schools and transport links. This fine property comprises wide entrance hallway with feature fireplace, spacious bay fronted reception room, rear dining room with French doors out to the garden, generous eat in kitchen / diner with pantry and useful downstairs shower room. Upstairs hosts four double bedrooms, all with built in wardrobes and one with balcony overlooking the garden and grand family bathroom with separate shower. The rear garden is a fantastic feature, L shaped, over 140 ft long and over 65 ft wide at the end and boasts a patio area, shed, side access and 3 storage areas. Further benefits include off street parking for several cars and an opportunity to extend the rear and into the loft similar to neighbouring properties. Boston Road is ideally located for Boston Manor (Piccadilly line) and Hanwell (Elizabeth line) stations, excellent schools, bus routes, road networks, parks and shops.





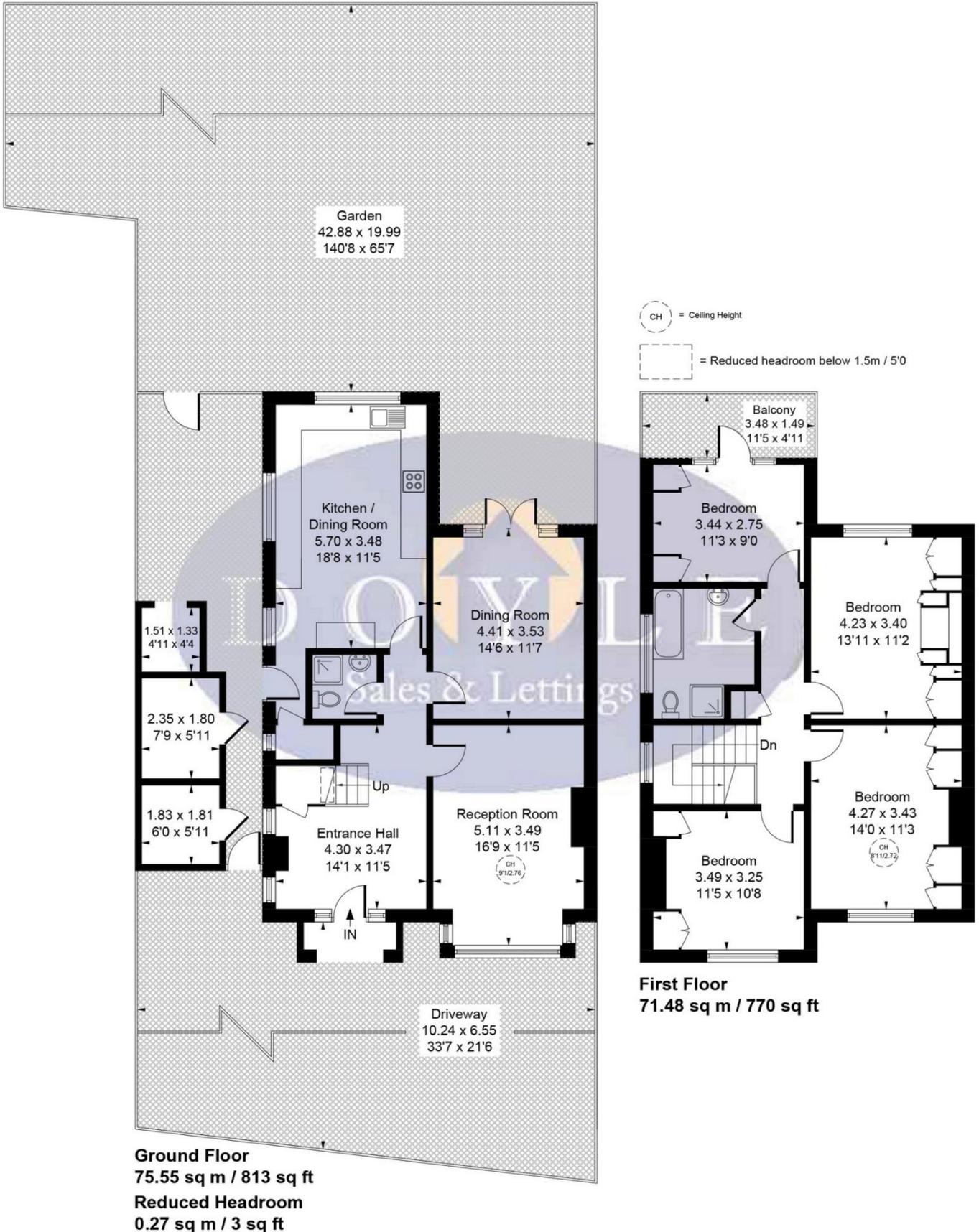
Boston Road, London, W7 2AD

Approximate Gross Internal Area = 147.03 sq m / 1583 sq ft

Reduced Headroom = 0.27 sq m / 3 sq ft

Outbuildings = 10.05 sq m / 108 sq ft

Total = 157.35 sq m / 1694 sq ft

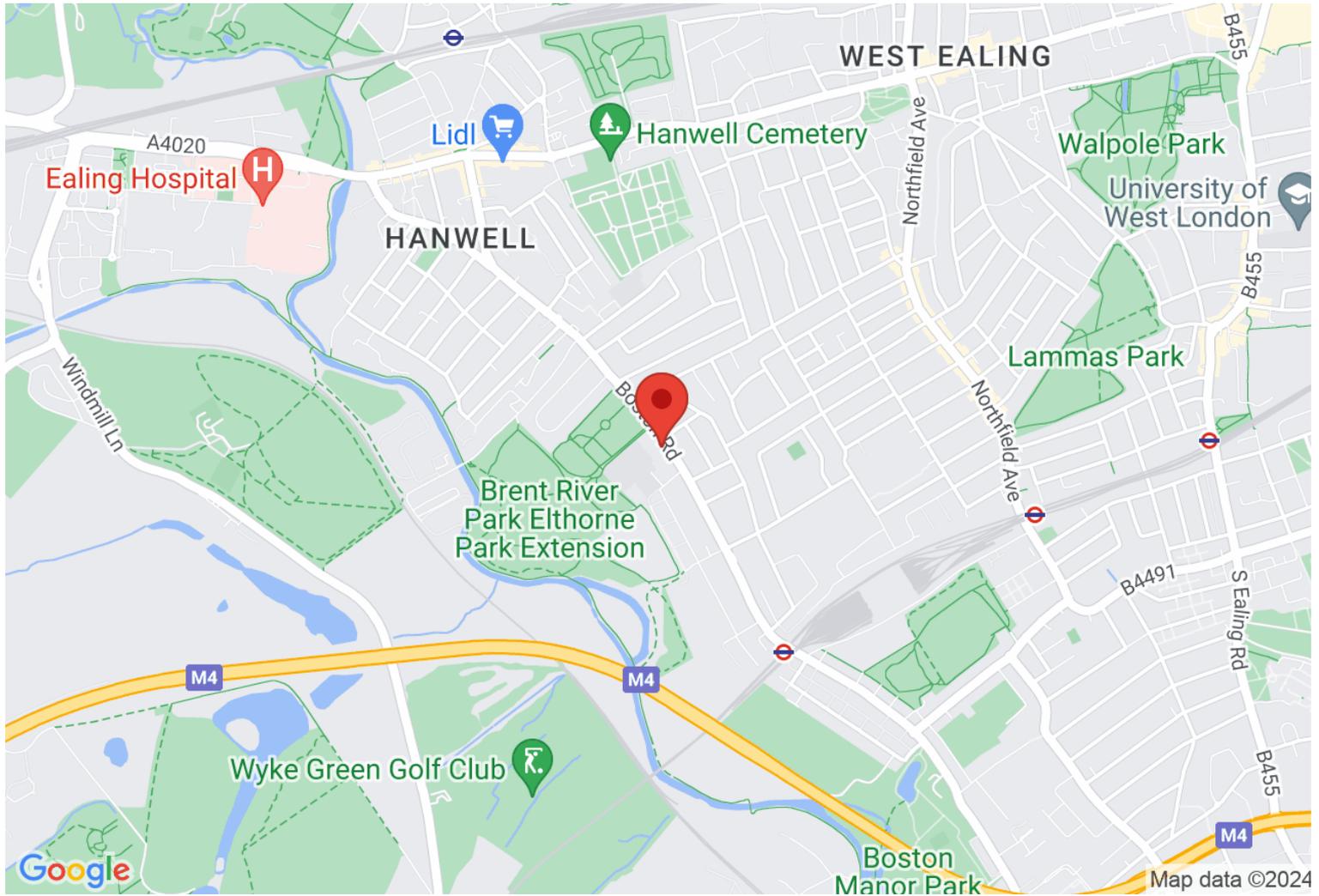


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

© Vizion Property Marketing Produced for Doyle Sales & Lettings

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 W: 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 C

