



**£700,000**

**St Margarets Road, Hanwell, W7**



- 3 Double Bedrooms
- 70 FT Rear Garden
- Approved Planning Permission
- End Of Terrace
- Excellent Location
- Great School Catchment

A 3 double bedroom, end of terrace, Victorian family home with an extremely long rear garden and enviable side access in popular Olde Hanwell. The accommodation, over 1,000 sq ft, comprises entrance hallway, front reception, dining room, kitchen and family bathroom. Upstairs boasts 3 double bedrooms and large loft with the opportunity to convert STPP. Outside benefits from front and rear gardens with the rear being over 70ft in length and useful side access. This property has planning permission approved for a rear extension. Located on St Margarets Road, 'Mabel Villa' is perfect for Hanwell (Elizabeth line) and Boston Manor (Piccadilly) stations, bus routes, road networks, parks and shops and great for excellent schools, the Grand Union Canal and the popular Fox public house.

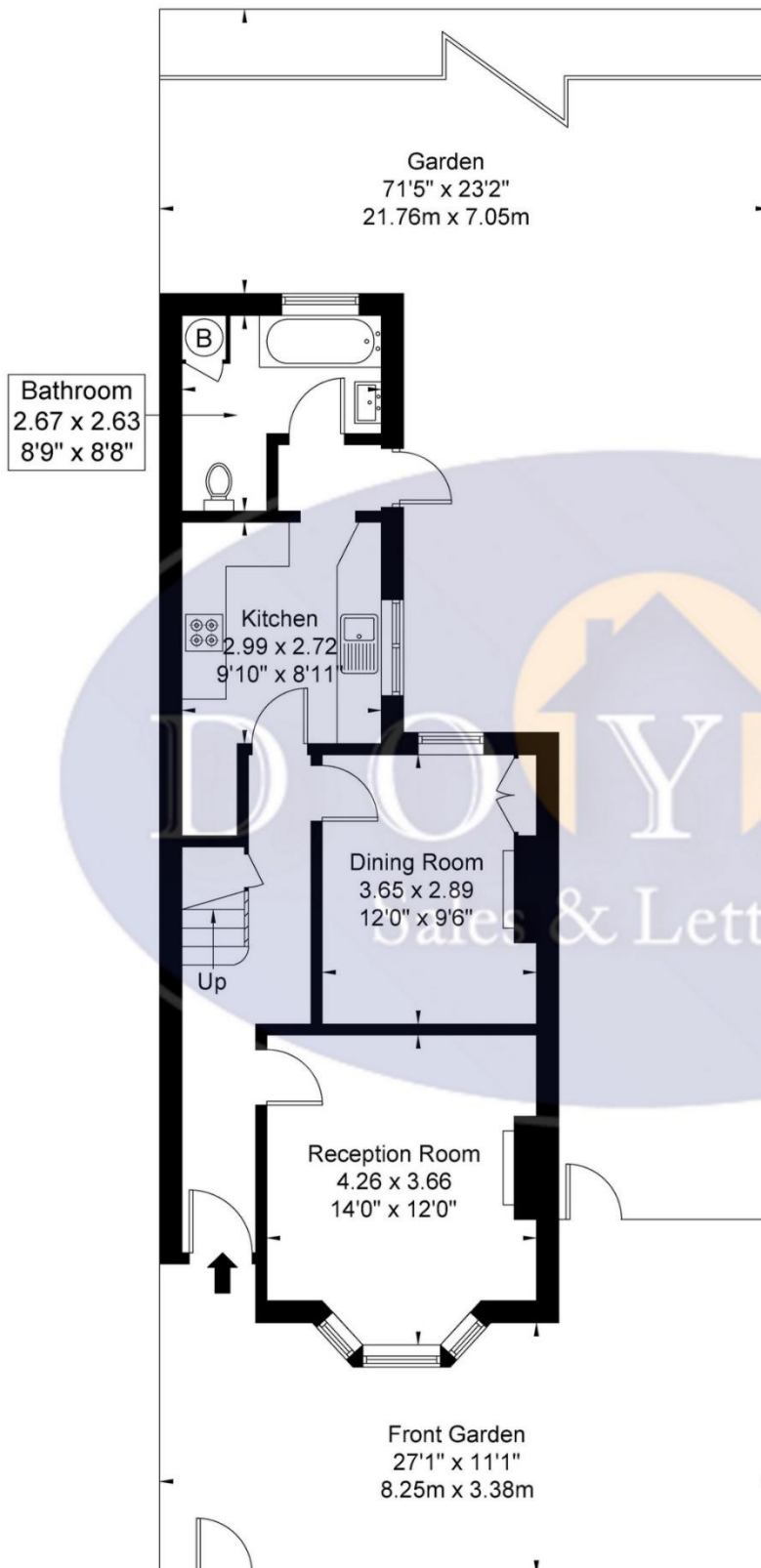




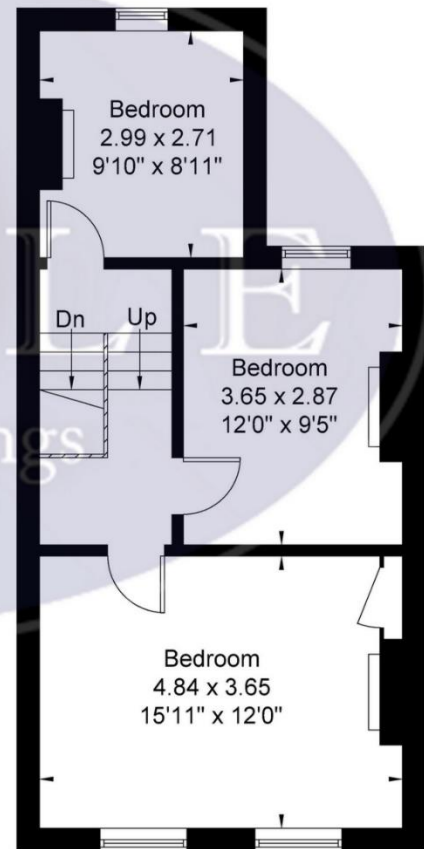


# St Margaret's Rd W7 2HF

Approximate Gross Internal Area = 95.8 sq m / 1030 sq ft



**Ground Floor**  
**51.8 sq m / 557 sq ft**



**First Floor**  
**44 sq m / 473 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.

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Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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EPC Rating D

