Offers over £1,000,000
Boston Road, Hanwell, W7



- 4 Bedrooms
- 2 Reception Rooms
- Almost 1,800 Sq Ft
- Opportunity To Extend STPP
- Garage & Off Street Parking
- Chain Free

Doyle Sales and Lettings are delighted to present an exceptional chain free, four-bedroom, semi-detached, period home with a garage, off street parking and an opportunity to extend. The property, almost 1,800 sq ft, boasts two spacious reception rooms, a fully integrated modern eat-in kitchen, four double bedrooms, a family bathroom, and two cloakrooms. Outstanding exterior features include a large private lawned garden with a shed, a garage and off-street parking for 2-3 cars. Ideally located for families and commuters, Boston Road is within excellent school catchments and popular local amenities. Boston Manor (Piccadilly Line) and Hanwell (Elizabeth Line) stations are both within easy reach, providing rapid access to Central London and Heathrow Airport.







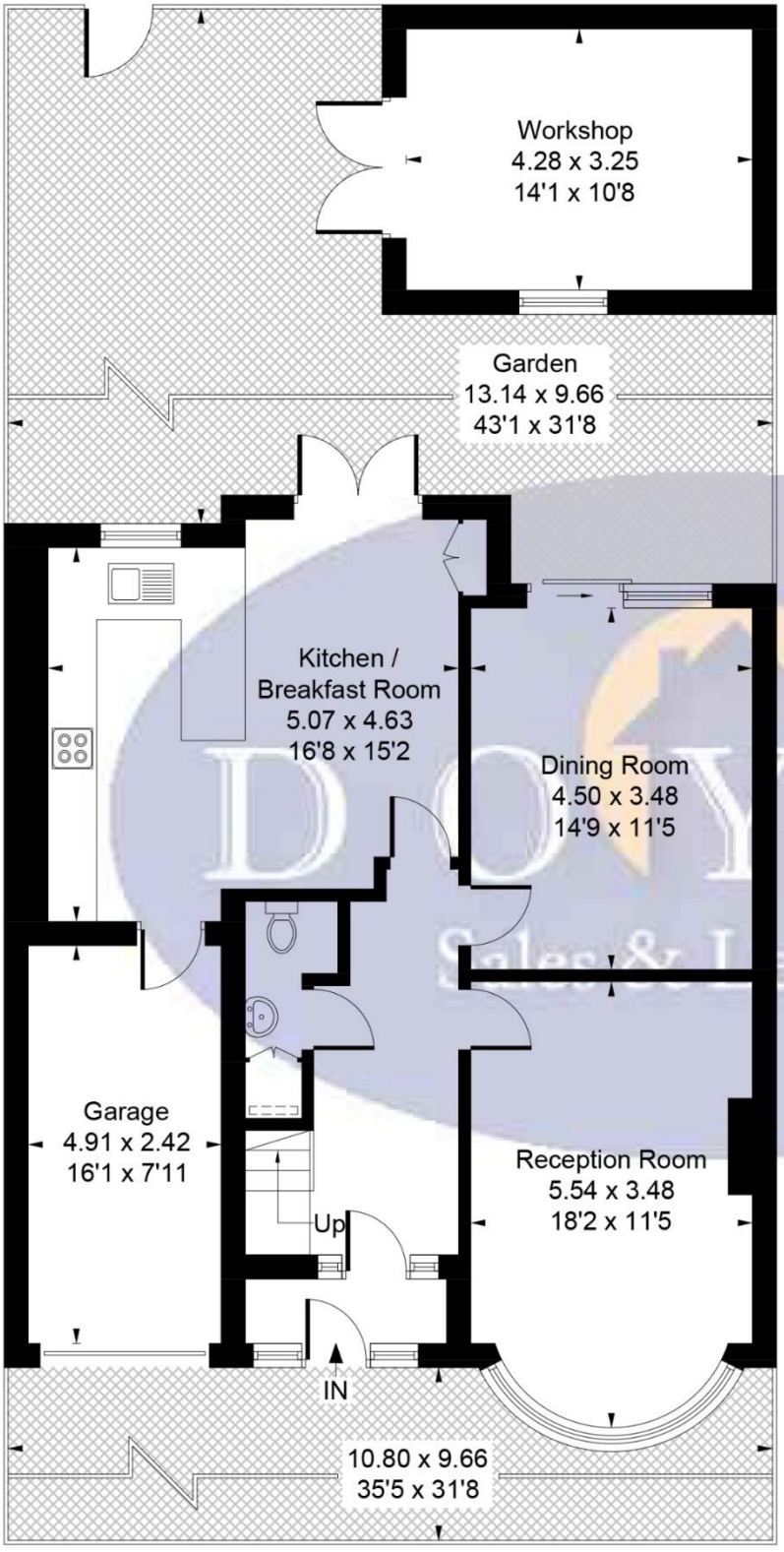


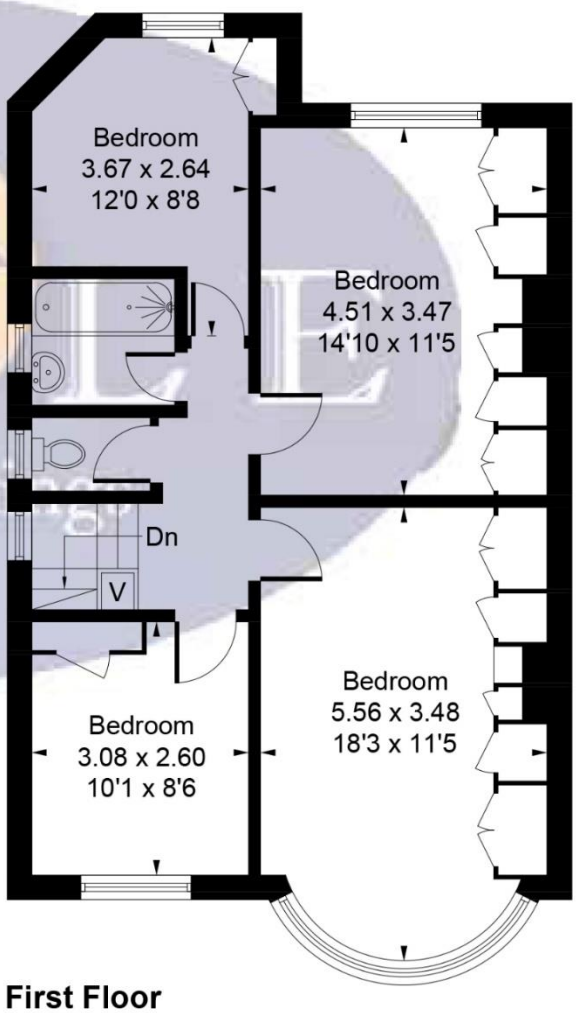

Boston Road, London, W7 2AT

Approximate Gross Internal Area (Excluding Void & Including Garage)
152.18 sq m / 1638 sq ft
Reduced Headroom = 0.10 sq m / 1 sq ft
Workshop = 14.32 sq m / 154 sq ft
Total = 166.60 sq m / 1793 sq ft



= Reduced headroom below 1.5m / 5'0





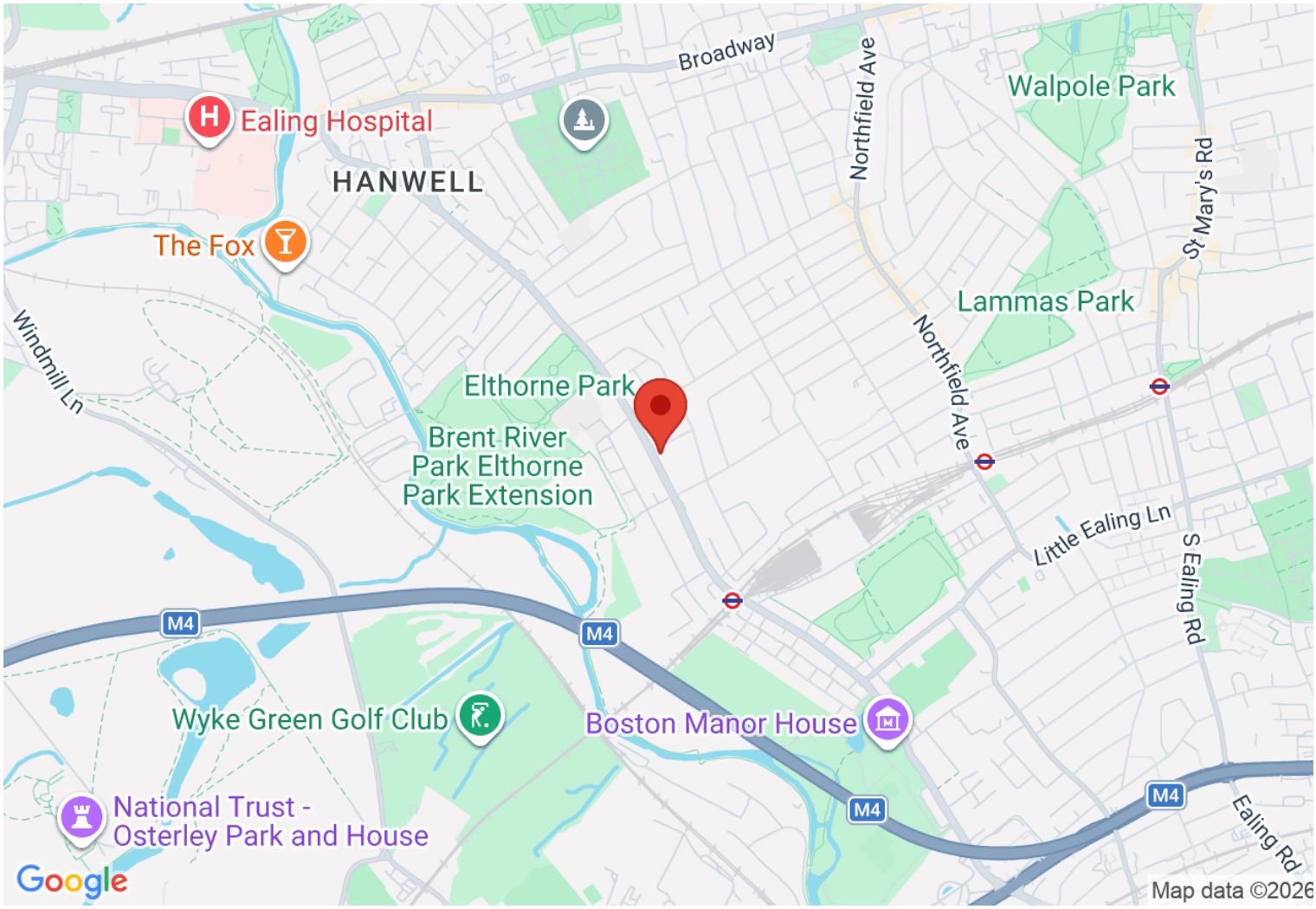
Ground Floor
89.60 sq m / 964 sq ft

Reduced Headroom
0.10 sq m / 1 sq ft

First Floor
62.58 sq m / 674 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.
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Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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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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EPC rating D



