



**£575,000**

## **Frederick Villas, Hanwell, W7**



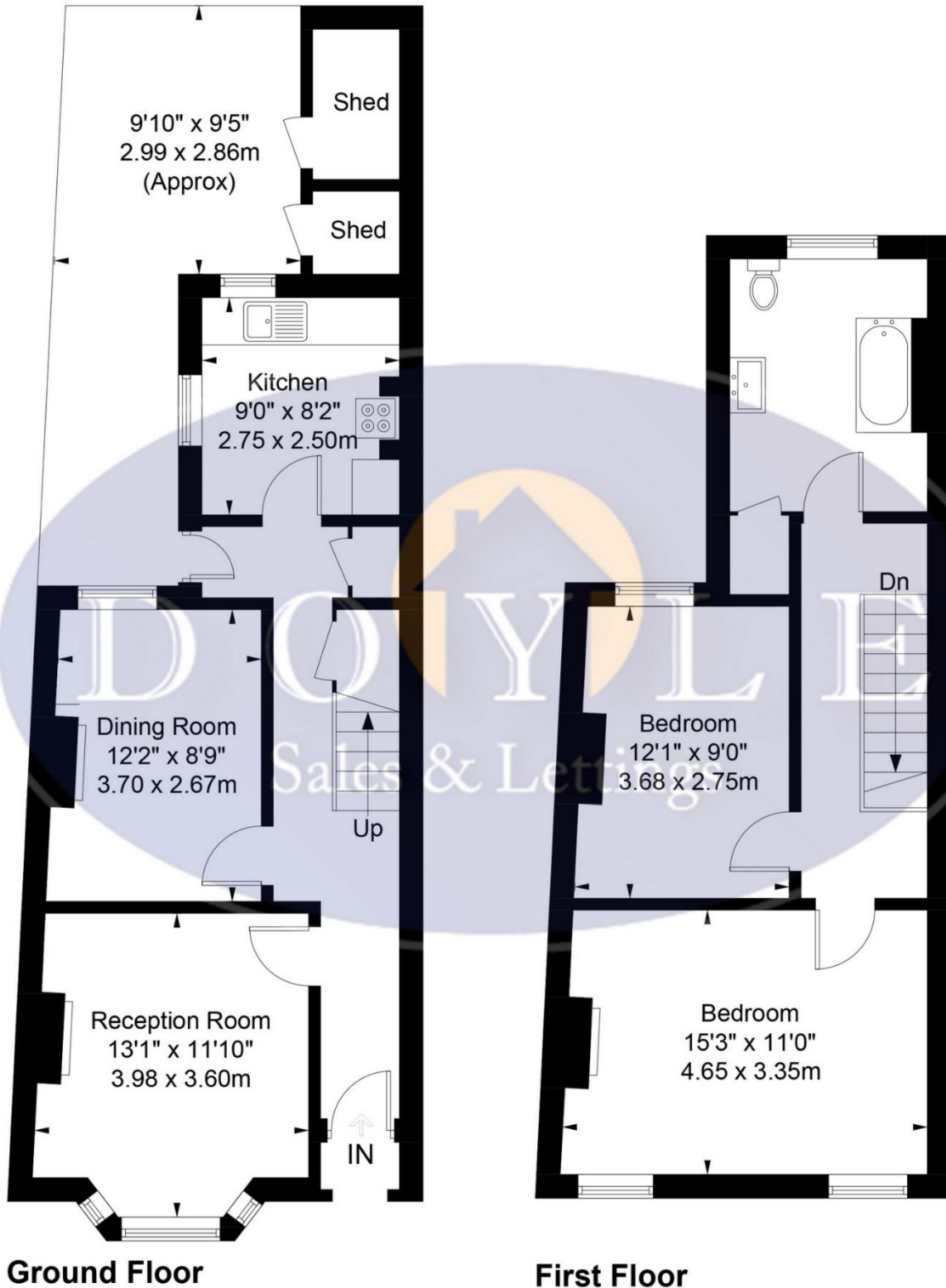
- 2 Bedroom House
- Semi Detached
- Opportunity To Extend
- Excellent Location
- Over 900 Sq Ft
- Chain Free

An attractive, chain free, 2 double bedroom, Victorian, semi-detached house close to both Elizabeth and Piccadilly lines. The property comprises entrance hallway, bay fronted reception room, dining room and kitchen. On the first floor there are 2 double bedrooms and a spacious family bathroom. The property benefits from an opportunity to extend into the loft space (STPP), an amazing position overlooking the green and front and rear gardens. Frederick Villas is well located for Hanwell (Elizabeth line) and Boston Manor (Piccadilly) stations, excellent schools, bus routes, road networks, Grand Union Canal, good shopping facilities and fantastic parks such as the Sandy and Bunny Parks.



# Frederick Villas, W7 3UE

Approximate Gross Internal Area  
85.5 sq m / 920 sq ft  
Sheds = 3.4 sq m / 36 sq ft  
Total = 88.9 sq m / 956 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, search, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted area approximate and should not be used to value a property or be the basis of any sale or let.

## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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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.

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

## EPC Rating G

