



**£625,000**

**St Andrews Road, Hanwell, W7**



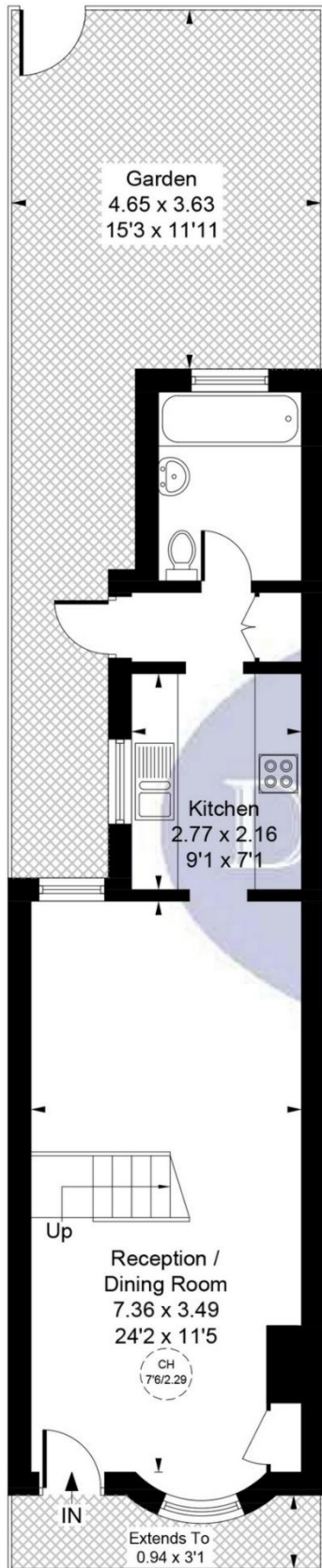
- 3 Double Bedrooms
- Useful Loft Room
- Gated Rear Access
- Excellent School Catchment
- Private Garden
- Popular Rear Access

A well-presented, three double bedroom with a useful loft room, classic brick fronted, Victorian cottage situated in a peaceful, private road in popular Olde Hanwell. The accommodation offers good natural light and comprises front reception, dining room, galley kitchen and family bathroom. On the first floor, there are three double bedrooms and useful loft room, perfect as an office, study or kids den. This family home benefits from a private low maintenance rear garden with secure gated access to the rear of the property. St Andrews Road is a quiet cul de sac, ideally located in a fantastic school catchment and with easy access to Hanwell station (Elizabeth line), Boston Manor station (Piccadilly line), good bus routes, road networks, canal, good shopping facilities and parks.

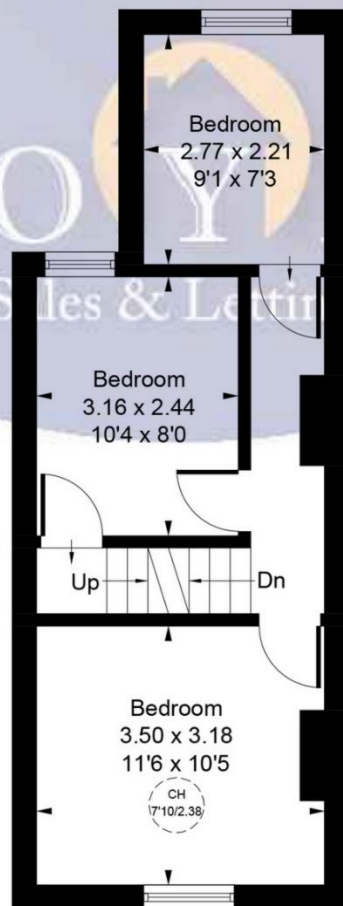


# St Andrews Road, W7 2NX

Approximate Gross Internal Area = 85.08 sq m / 916 sq ft  
(Excluding Eaves)

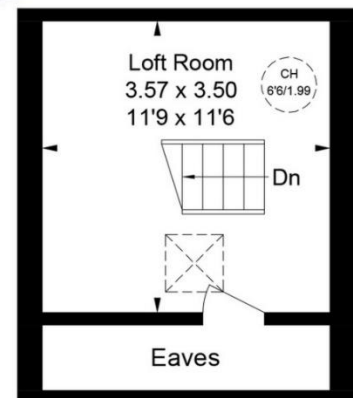


**Ground Floor**  
40.27 sq m / 433 sq ft



**First Floor**  
32.39 sq m / 349 sq ft

CH = Ceiling Height



**Second Floor**  
12.42 sq m / 134 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 C

