



**£650,000**

**St Dunstons Road, Hanwell, W7**

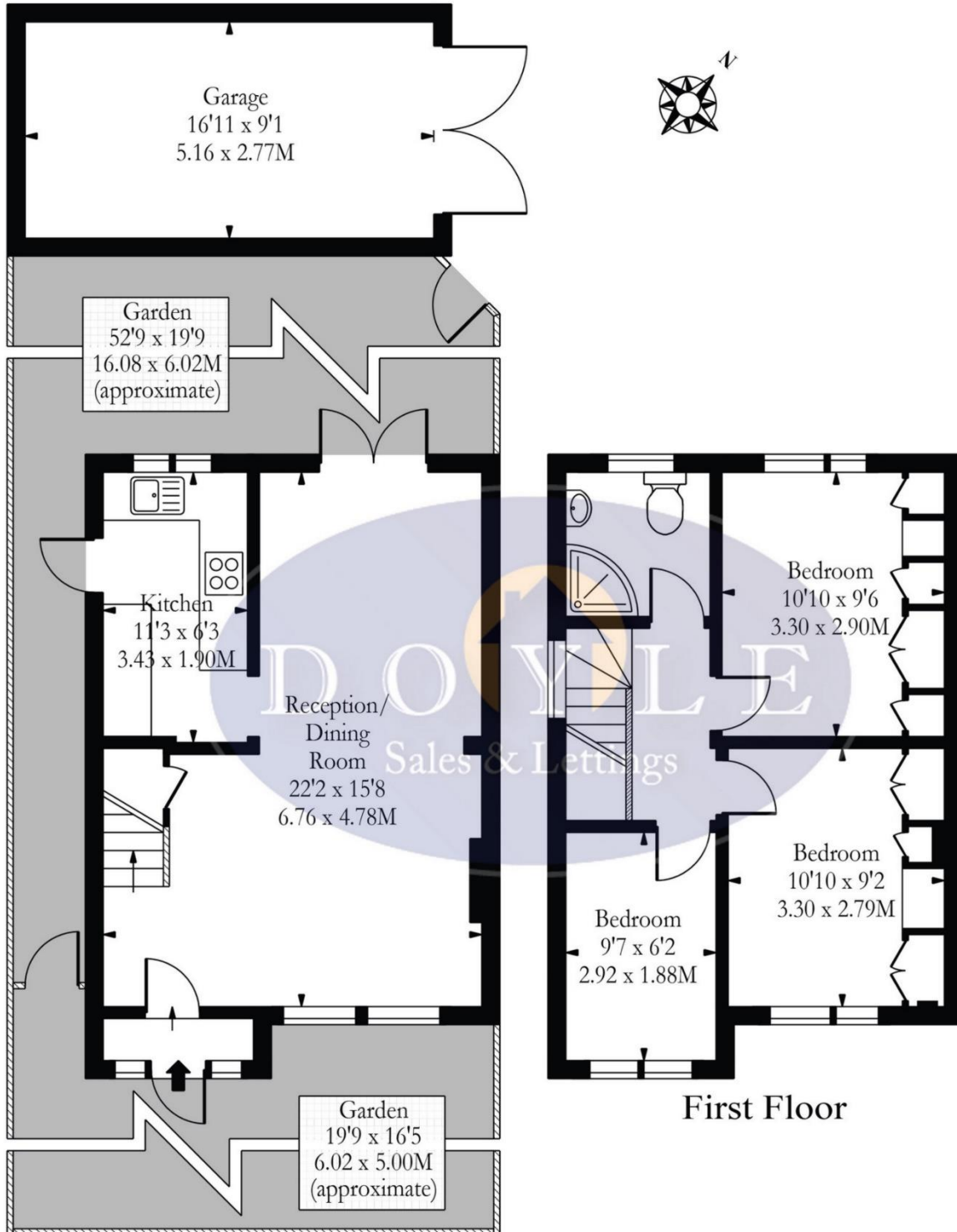


- 3 Bedrooms
- Semi Detached
- Opportunity To Extend STPP
- Front & Rear Gardens
- Garage
- Chain Free

Offered chain free, is this well presented, three bedroom, semi detached, family home, with rarely available garage in the sought after area of Olde Hanwell. The ground floor accommodation comprises entrance porch, spacious reception / dining area and kitchen. Upstairs includes 2 double bedrooms, single bedroom, family bathroom and access to the loft area. Benefitting from chain free, garage, side access and front and rear gardens, the latter is over 50 ft long. This property offers an opportunity to extend both the ground floor and the loft subject to the relevant permissions. St Dunstons Road is located close to Hanwell (Elizabeth Line) and Boston Manor (Piccadilly) stations, Grand Union Canal, great school catchment, bus routes, road networks, local parks and shopping facilities.



# St. Dunstans Road, W7



Ground Floor

First Floor

**Approx Gross Internal Area 730 Sq Ft - 67.82 Sq M**

(Excluding Garage)

**Approx Gross Internal Area Of Garage 153 Sq Ft - 14.21 Sq M**

Illustration Purposes Only

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 errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale 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.

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

## EPC Rating D

