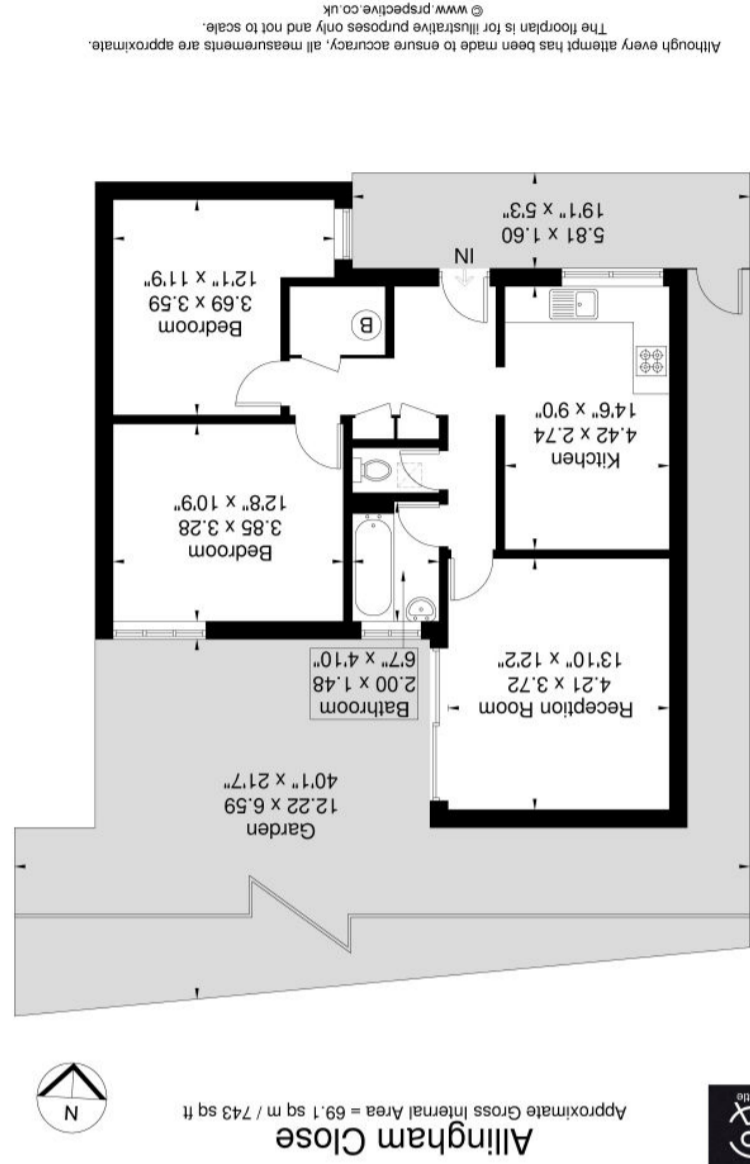


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	57
Potential	85
Energy Efficiency Rating	



11 Allingham Close, Hanwell, London. W7 1NA.

£440,000

Offered to the market with no onward chain, is this deceptively spacious two double bedroom bungalow. The property has good sized rooms throughout with a fitted kitchen/ dining room, bathroom and large lounge leading onto the garden.

The property is located on a quiet cul-de sac just off the popular Poet's Corner of Hanwell, with shops and restaurants located a short walk to the Greenford Avenue. Also a short walk is the transport links with multiple bus routes and both Drayton Green and of course Hanwell Elizabeth Line station providing access into Central London, Heathrow the City and beyond. The house also is a short walk from the popular schools in the area of Hobbayne, St Josephs and Drayton Manor.

#### Reception

13' 10" x 12' 2" (4.22m x 3.71m) Side aspect double glazed patio doors to garden, radiator

#### Kitchen / Diner

14' 6" x 9' 0" (4.42m x 2.74m) Front aspect double glazed window, range of eye and base level units with gas hob, oven under and extractor hood, stainless steel single drainer sink, plumbing and space for washing machine and dishwasher, wood floor radiator

#### Bathroom

Rear aspect double glazed frosted window, panel enclosed bath with shower, vanity wash hand unit, tiled walls

#### Separate WC

#### Bedroom 1

12' 1" x 11' 9" (3.68m x 3.58m) Front aspect double glazed window, radiator

#### Bedroom 2

12' 8" x 10' 9" (3.86m x 3.28m) Rear aspect double glazed window, radiator

#### Garden

Patio area leading onto lawn, outdoor shed

