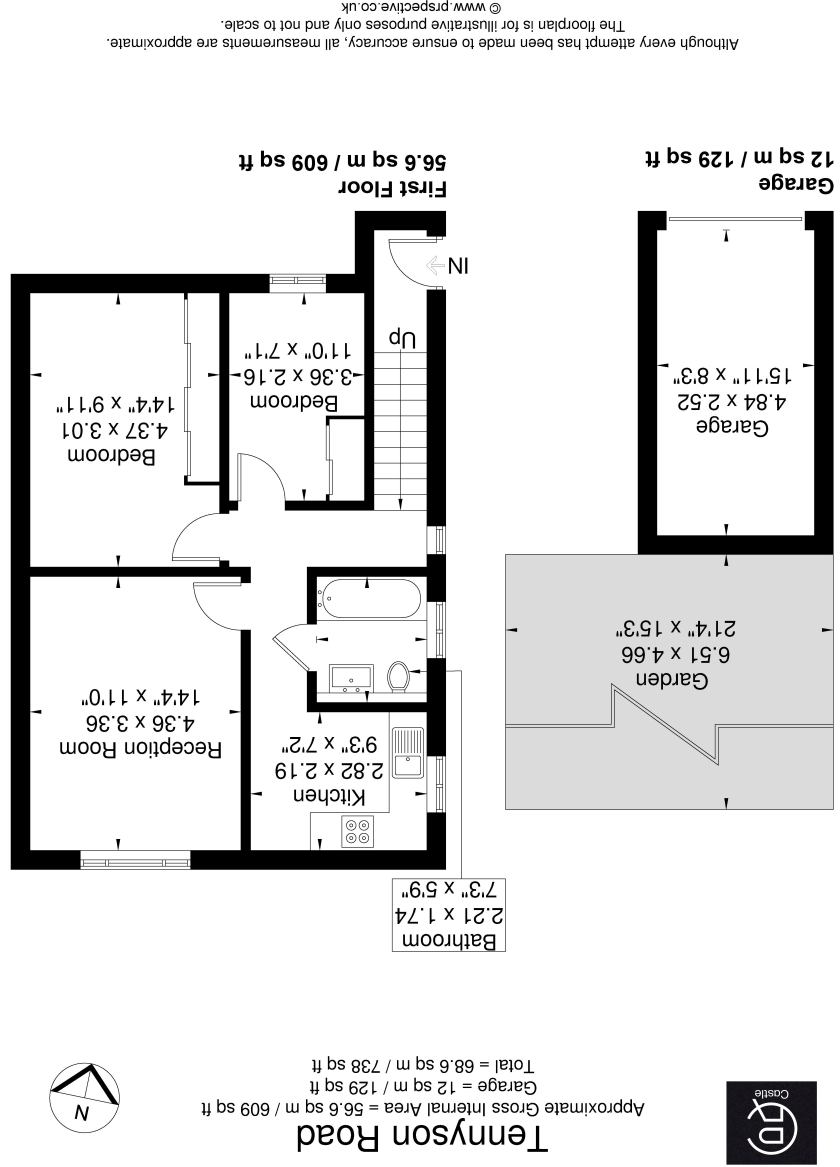


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	69
Potential	76
Energy Efficiency Rating	



51 Tennyson Road, London. W7 1LH.

£425,000

Well presented two bedroom maisonette entered via your own front door. The property has good sized rooms throughout with two bedrooms, a large reception, fitted kitchen and family bathroom. The abundance of storage provided by the loft area and potential to extend subject to usual planning permissions and outside there is a private garden and a garage.

The property is located on a quiet cul-de-sac, with Hanwell Elizabeth Line Station less than 500m away. Shops and restaurants also located a short walk at the end of the close on the Greenford Avenue. Popular local schools are also close by including Drayton Manor, St Josephs and Hobbayne.

Lounge (Reception)

14' 4" x 11' 10" (4.37m x 3.61m) Rear aspect double glazed window, laminate floor, spot lights, radiator

Kitchen

9' 3" x 7' 2" (2.82m x 2.18m) Side aspect window, range of eye and base level units with gas hob with oven under and extractor hood over, sink with mixer tap, plumbing and space for washing machine

Bathroom

Bedroom 1

14' 4" x 9' 11" (4.37m x 3.02m) Rear aspect double glazed window, laminate floor, spot lights, radiator, fitted wardrobe

Bedroom 2

11' 0" x 7' 1" (3.35m x 2.16m) Rear aspect double glazed window, laminate floor, spot lights, radiator, fitted wardrobe

Garage

15' 11" x 8' 3" (4.85m x 2.51m) Up and over door. Located in block to the rear

Garden

Mainly laid to lawn with patio area

