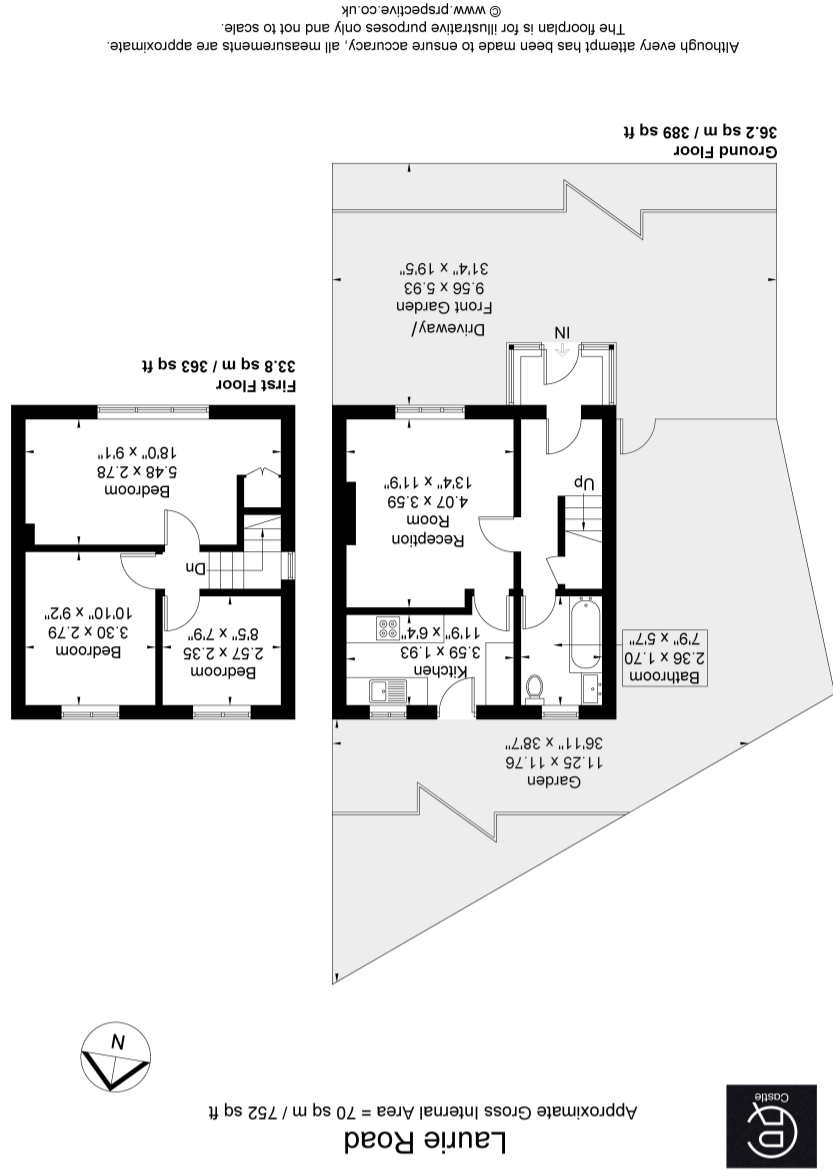


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	59
Potential	80



17 Laurie Road, London. W7 1BL.

£500,000

Three bedroom family home situated on a corner plot on the popular Cuckoo Conservation Area, offering potential to extend to the side, like neighbours, subject to usual planning permissions. The property also benefits from gas central heating, off street parking close proximity to local schools both primary and secondary. The home is also being sold with NO ONWARD CHAIN.

The property's location means local shops and transport services are all close by including bus services and Hanwell Elizabeth Line station providing direct access across London, including Paddington, The City and Heathrow.

Reception

13' 4" x 11' 9" (4.06m x 3.58m) Front aspect double glazed window, radiator, feature fireplace

Kitchen

11' 9" x 6' 4" (3.58m x 1.93m) Rear aspect double glazed window and door to garden, range of eye and base level units, plumbing and space for washing machine and dishwasher, single drainer sink with mixer tap

Bathroom

Rear aspect window, panel enclosed bath with shower, low level WC, vanity wash hand basin, radiator, tiled walls

Bedroom 1

18' 0" x 9' 1" (5.49m x 2.77m) Front aspect double glazed window, radiator

Bedroom 2

10' 10" x 9' 2" (3.30m x 2.79m) Rear aspect double glazed window, radiator

Bedroom 3

8' 5" x 7' 9" (2.57m x 2.36m) Front aspect double glazed window, radiator

Garden

Mainly laid to lawn, with large paved area to side offering potential to extend to. Currently with two timber shed and access to the front

