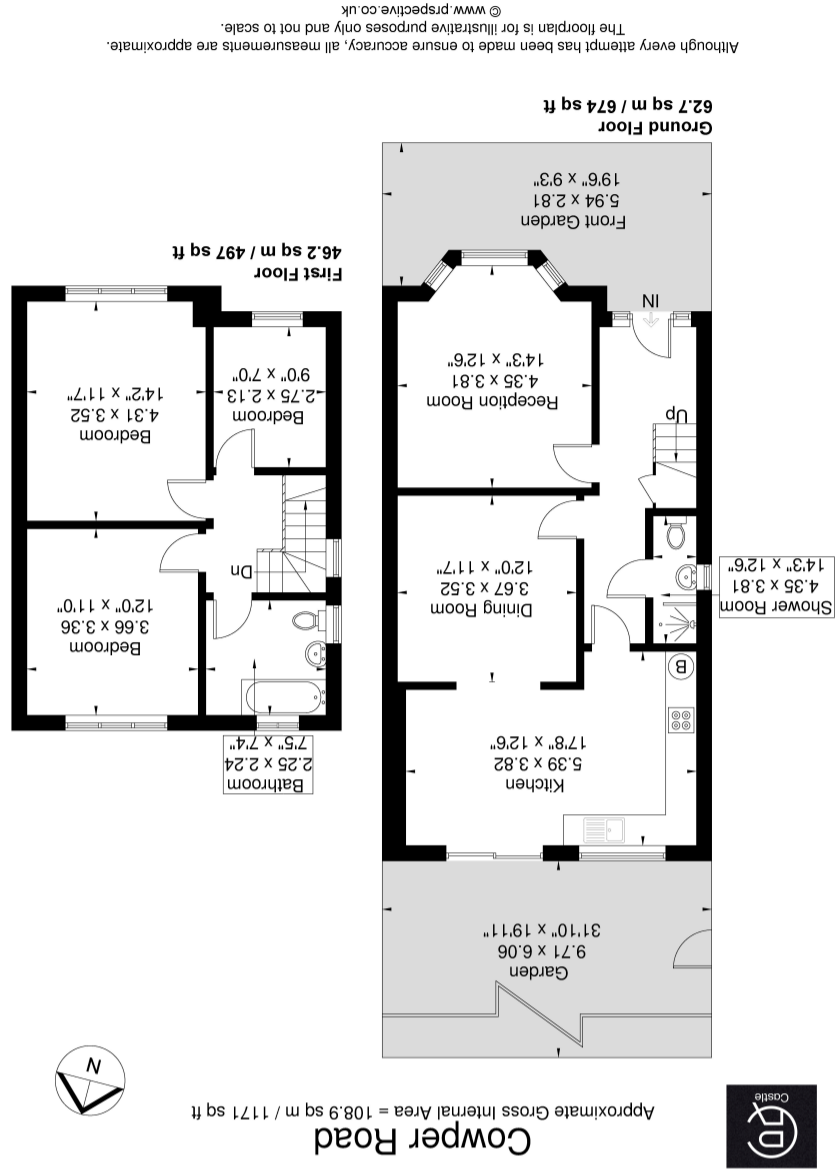


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Current	60
Potential	83



26 Cowper Road, London. W7 1EH.

£799,950

Three bedroom EXTENDED period family home is situated on a popular tree lined road in the heart of the Poet's Corner area of Hanwell. A short walk to popular schools and Hanwell Station. The property comes with numerous benefits which include three receptions, three good sized bedrooms all with storage, recently fitted kitchen and family bathroom. There is also potential to extend further is also certainly possible (subject to usual permissions) to the rear or into the loft. Outside there is a private garden to the rear.

A short walk from local shops and restaurants provided by the Greenford Avenue. Transport links are also moments away with regular bus services and both Drayton Green and Hanwell Elizabeth Line Station at hand offering access to Ealing, Heathrow and Paddington.

#### Front Reception

14' 3" x 12' 6" (4.34m x 3.81m) Front aspect double glazed bay window, radiator

#### Shower Room

Shower cubicle, wall mounted hand wash basin, low level WC

#### Rear Reception

12' 0" x 11' 7" (3.66m x 3.53m) Carpeted, radiator, opens onto

#### Kitchen / Diner

17' 8" x 12' 6" (5.38m x 3.81m) Rear aspect double glazed window and patio doors onto garden, range of eye and base level units with gas hob with oven under and extractor hood over, single drainer sink, plumbing for washing machine and dishwasher tiled floor, radiator

#### Bedroom 1

14' 2" x 11' 7" (4.32m x 3.53m) Front aspect double glazed window, radiator

#### Bedroom 2

12' 0" x 11' 0" (3.66m x 3.35m) Rear aspect double glazed window, radiator

#### Bedroom 3

9' 0" x 7' 0" (2.74m x 2.13m) Rear aspect double glazed window, radiator

#### Bathroom

Dual aspect double glazed windows, panel enclosed bath with shower, low level WC, pedestal wash hand basin, tiled walls and floor

#### Garden

Patio area leading onto lawn with mature trees and side gate

