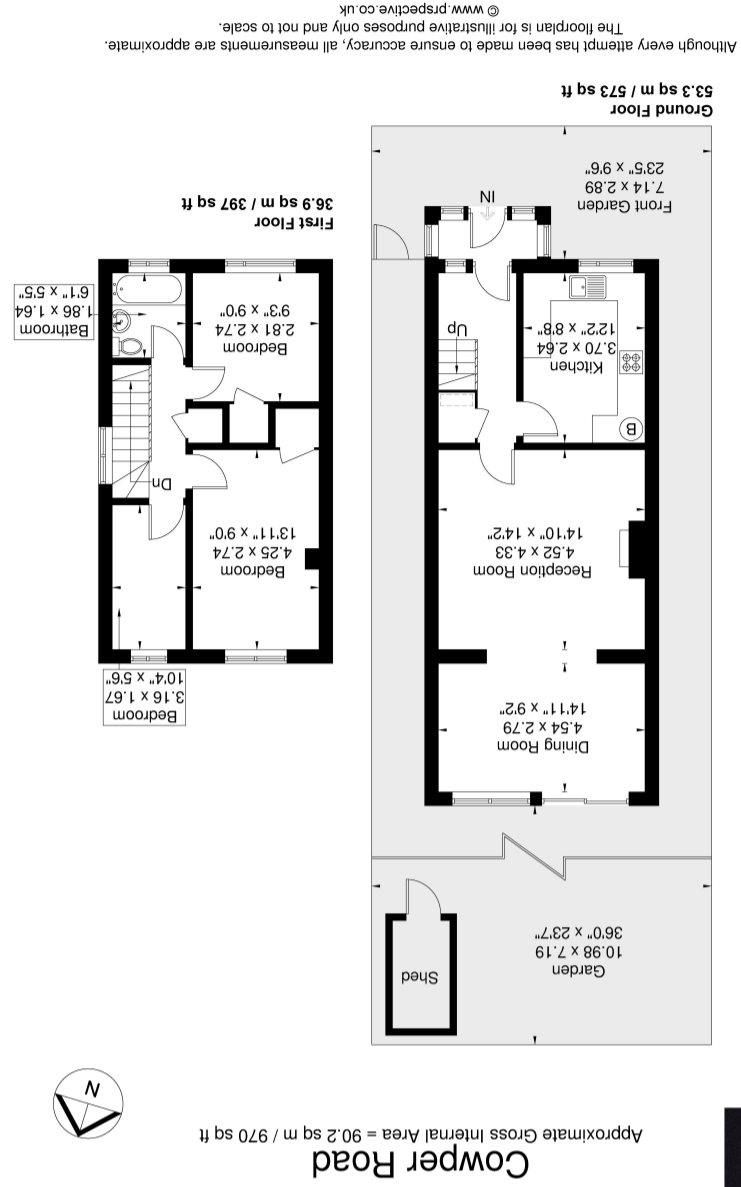


England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92+)
Very energy efficient - lower running costs	
Current	Potential
69	81
Energy Efficiency Rating	



104 Cowper Road, London. W7 1EJ.

£695,000

This well presented three bedroom detached 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 including Drayton Manor, St Josephs and Hobbayne. Hanwell Elizabeth Line Station is also within walking distance. The property comes with numerous benefits which include a large reception area, three bedrooms, modern fitted kitchen and family bathroom. There is also potential to extend further (subject to usual permissions) to the rear or into the loft. Outside there is a private garden to the rear.

Local shops and restaurants are provided at the end of the road on 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 Central London, Heathrow and Paddington and beyond !

Kitchen

12' 2" x 8' 8" (3.71m x 2.64m) Front aspect double glazed window, range of eye and base level units with single drainer sink, gas hob with oven under and extractor hood over, plumbing and space for washing machine, wall mounted boiler, tiled walls and floor

Reception Room

14' 10" x 14' 2" (4.52m x 4.32m) Feature fireplace, laminate floor, radiator, opening onto

Dining Room

14' 11" x 9' 2" (4.55m x 2.79m) Rear aspect window and patio doors to garden, laminate floor, radiator

Bedroom 1

13' 11" x 9' 0" (4.24m x 2.74m) Rear aspect double glazed window, radiator, laminate floor, fitted wardrobe

Bedroom 2

9' 3" x 9' 0" (2.82m x 2.74m) Front aspect double glazed window, radiator, laminate floor, fitted wardrobe

Bedroom 3

10' 4" x 5' 6" (3.15m x 1.68m) Rear aspect double glazed window, radiator, laminate floor

Bathroom

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

Garden

Patio area leading to lawn with shrub borders, shed , side access to front

