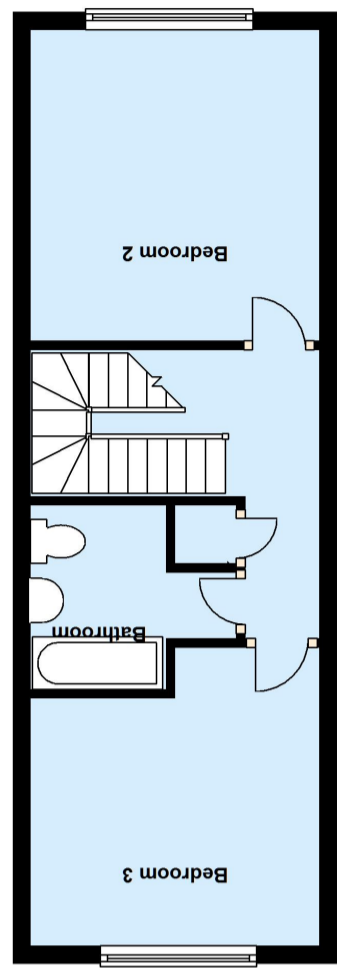
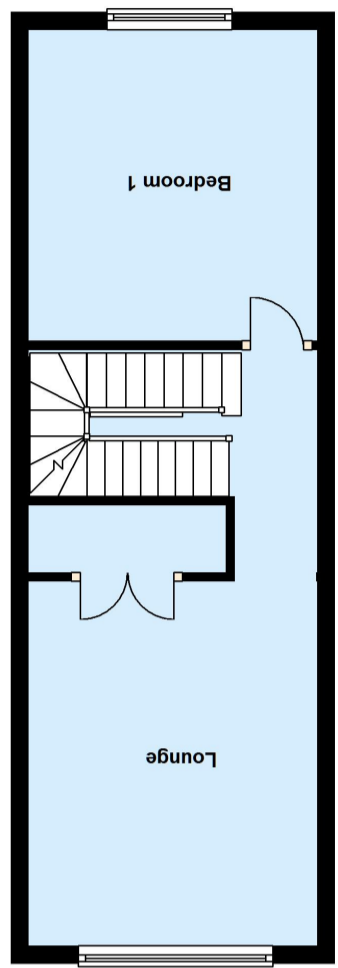


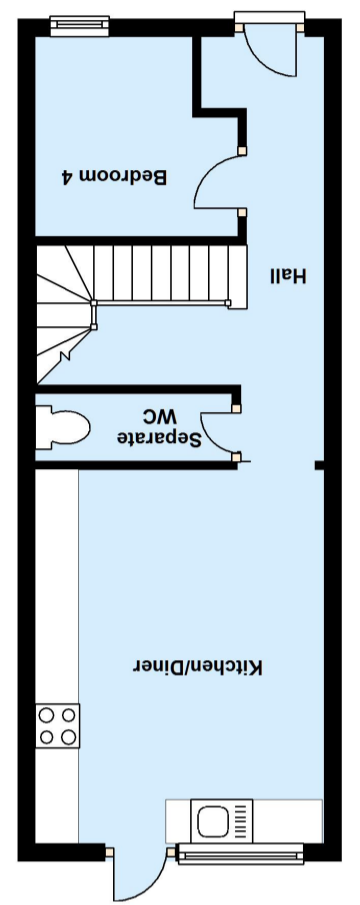
Total area: approx. 94.9 sq. metres (1021.0 sq. feet)



Second Floor
 Approx. 32.8 sq. metres (353.5 sq. feet)



First Floor
 Approx. 33.1 sq. metres (356.6 sq. feet)



Ground Floor
 Approx. 28.9 sq. metres (310.8 sq. feet)



64 Allingham Close, London. W7 1NB.

£470,000

We are pleased to offer to the market this spacious four bedroom town house offered to the market with no onward chain. The property is well presented to the market, and has numerous benefits including being part of Hobbayne and Drayton Manor school catchment areas, and within walking distance to local shops and transport links including bus routes and Hanwell BR station (part of the forthcoming Cross Rail), providing access to Paddington and Heathrow. The home arranged over three floors briefly comprises of four bedrooms, a kitchen /diner, lounge, downstairs cloakroom and family bathroom on the second floor. Outside is a South facing garden and private garage. The property will be vacant from June for an owner occupier or would make a fantastic investment with tenants in situ willing to stay on.

Bedroom 4

8' 9" x 7' 3" (2.67m x 2.21m) Front aspect window, wooden floor, radiator

Kitchen

13' 7" x 10' 10" (4.14m x 3.30m) Rear aspect window and door to garden, range of eye and base level modern units with integrated stainless steel sink, plumbing and space for washing machine and dish washer, gas cooker point, wall mounted boiler, tiled floor, radiator

Lounge (Reception)

13' 7" x 10' 10" (4.14m x 3.30m) Rear aspect window, wooded floor, radiator, fitted cupboard

Bedroom 1

11' 7" x 10' 10" (3.53m x 3.30m) Front aspect window, wooden floor, radiator

Bedroom 2

11' 7" x 10' 10" (3.53m x 3.30m) Front aspect window, wooden floor, radiator

Bathroom

Panel enclosed bath, low level wc, pedestal wash hand basin, tiled walls and floor

Bedroom 3

8' 10" x 10' 10" (2.69m x 3.30m) Rear aspect window, wooden floor, radiator

Garden

Laid to lawn with shrub borders approached via small patio

