

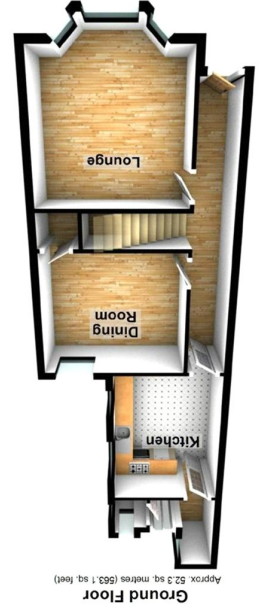
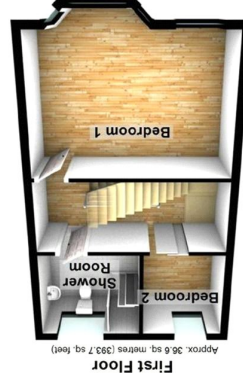
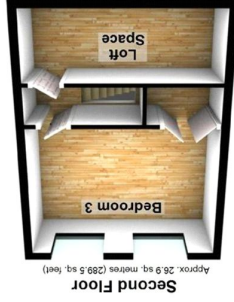
England, Wales & N.Ireland EU Directive 2002/91/EC	
Current	73
Potential	73
Very environmentally friendly - lower CO ₂ emissions	
A	(92 to 100)
B	(81 to 91)
C	(69 to 80)
D	(55 to 68)
E	(39 to 54)
F	(21 to 38)
G	(1 to 20)
Not environmentally friendly - higher CO ₂ emissions	

Environmental Impact (CO₂) Rating

England, Wales & N.Ireland EU Directive 2002/91/EC	
Current	35
Potential	79
Very energy efficient - lower running costs	
A	(92 to 100)
B	(81 to 91)
C	(69 to 80)
D	(55 to 68)
E	(39 to 54)
F	(21 to 38)
G	(1 to 20)
Not energy efficient - higher running costs	

Energy Efficiency Rating

Total area: approx. 115.8 sq. metres (1246.3 sq. feet)





This three bedroom Edwardian family home is presented to the market in good condition and offered with the added benefit of no onward chain. The property has been well looked after by the family over the years and provides a wealth of accommodation downstairs with two good sized receptions, cloakroom and a kitchen/diner. Over the first and second floor there are three bedrooms and a shower room. There is also an accessible loft room that was not converted with the rest of the extension, that offers the next owner potential subject to usual planning consents. The family home is located within a 'stones throw' of local shops, restaurants and cafe's provided by the Greenford Avenue. The is also multiple bus routes into Ealing Broadway and a short walk to Hanwell station providing access into Paddington and further in future with the forthcoming Elizabeth line.

Bedroom 1
15' 2" x 13' 7" (4.62m x 4.14m) Two front aspect double glazed windows one into a large bay, radiator, fitted wardrobe, carpeted

Shower Room

Rear aspect double glazed frosted window, large shower cupboard, low level WC, vanity wash hand basin, wall heater, tiled walls, laminate floor

Bedroom 2

7' 7" x 6' 4" (2.31m x 1.93m) Rear aspect double glazed window, radiator

Bedroom 3

13' 10" x 10' 9" (4.22m x 3.28m) Two rear aspect double glazed window, radiator, storage over stairs

Loft Area

Door entrance from the landing of the loft extension to provide ample storage

Garden

Private rear garden consisting of a patio area leading onto lawn with mature hedge and tree borders, large concrete storage with power and light

Front

Off-street parking for one car via private driveway in York flagstone



Lounge

13' 6" x 11' 10" (4.11m x 3.61m) Front aspect double glazed bay window, gas fire with back boiler, carpeted

Dining Room

11' 8" x 10' 10" (3.56m x 3.30m) Rear aspect double glazed window, under stairs cupboard, radiator, carpeted

Kitchen/Diner

12' 11" x 9' 5" (3.94m x 2.87m) Two side aspect double glazed windows, range of eye and base units with integrated 5 ring gas hob with double oven to side, stainless steel single drainer sink, plumbing and space for washing machine and dishwasher, radiator

Claokroom

Dual aspect windows, WC, approached via internal lobby with space for a dryer

