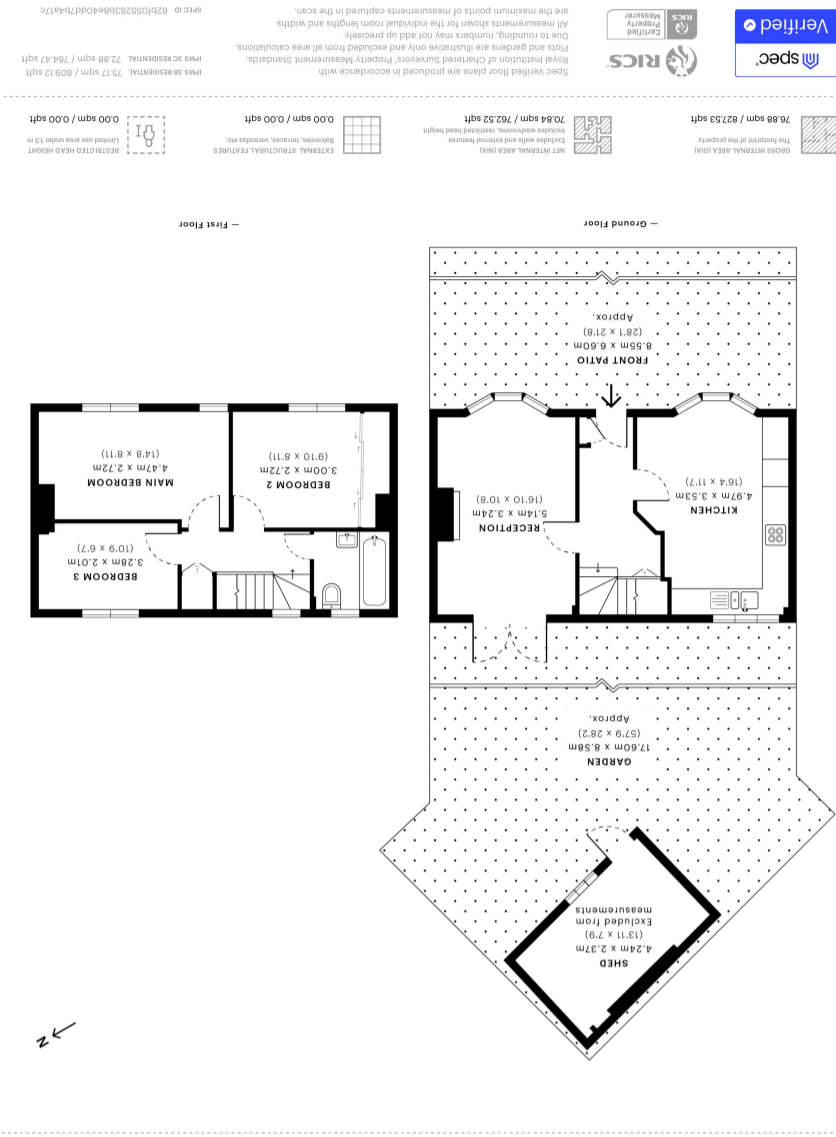


England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 to 100)
	B (81 to 91)
	C (69 to 80)
	D (55 to 68)
	E (39 to 54)
	F (21 to 38)
Not energy efficient - higher running costs	G (1 to 20)
Current	69
Potential	86

Energy Efficiency Rating



Brants Walk, W7
 CAPTURE DATE: 02/07/2022
 LASER SCAN POINTS: 100,531,322
 GROSS INTERNAL AREA: 76.88 sqm / 827.53 sqft



2 Brants Walk, London. W7 1BU.

£625,000

We are pleased to offer to the market this very well presented family home located on a desirable location, on a corner of the picturesque tree lined Cuckoo Avenue. The three bedroom family home is of the infrequent 'butterfly' style, benefitting from bright spacious rooms with a larger than average private rear garden.

A short walk to many local shops, convenience supermarket and restaurants provided by the Greenford Avenue, multiple bus routes Ealing and to Hanwell Station for direct access to Ealing Broadway and Paddington and the Elizabeth (Crossrail) Line into the city.

Lounge

16' 10" x 10' 8" (5.13m x 3.25m) Dual aspect double glazed windows with French doors onto garden, feature fireplace, radiator, air conditioning unit

Kitchen/Diner

16' 4" x 11' 7" (4.98m x 3.53m) Dual aspect double glazed windows with front into bay, range of eye and base level modern units with one and half bowl sink, gas hob with oven under and extractor hood over, fitted fridge /freezer, dishwasher, plumbing and space for washing machine, two vertical radiators

Bedroom 1

14' 8" x 8' 11" (4.47m x 2.72m) Front aspect double glazed window, radiator, air conditioning unit

Bedroom 2

Front aspect double glazed window, radiator, air conditioning unit, fitted warderobes

Bedroom 3

10' 9" x 6' 7" (3.28m x 2.01m) Rear aspect double glazed window, radiator, air conditioning unit

Bathroom

Rear aspect double glazed frosted window, panel enclosed bath with shower, low level WC, vanity wash hand basin, tiled walls , heated towel rail

Garden

Decked area leading onto lawn with patio area to the rear and timber shed with power and light

