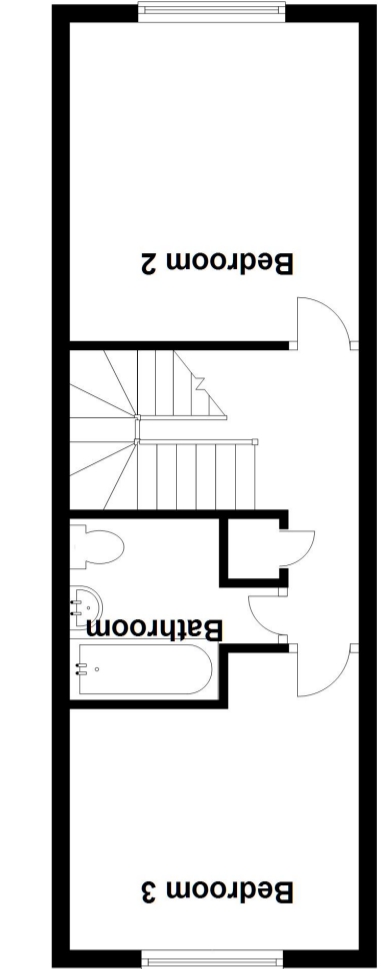
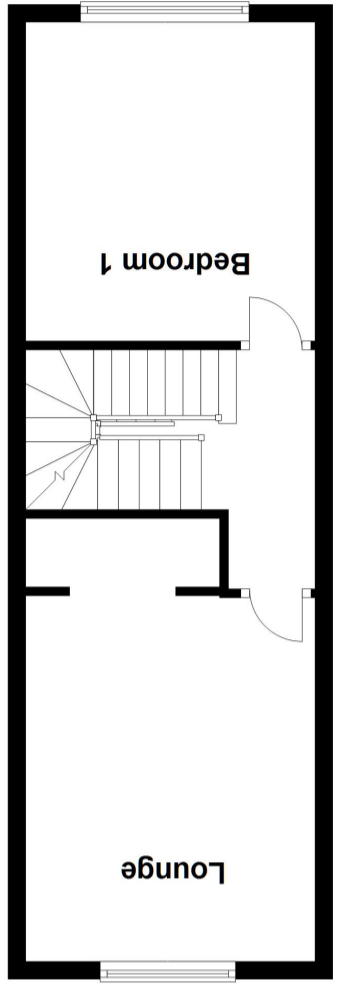


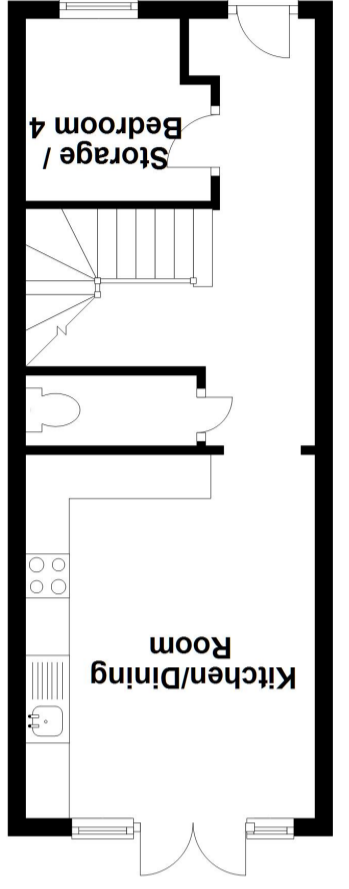
Total area: approx. 98.1 sq. metres (1056.4 sq. feet)



Second Floor
 Approx. 33.0 sq. metres (355.2 sq. feet)



First Floor
 Approx. 35.0 sq. metres (377.1 sq. feet)



Ground Floor
 Approx. 30.1 sq. metres (324.1 sq. feet)





Offered to the market with no onward chain, is this deceptively spacious three / four bedroom townhouse.

The property has good sized rooms over all three floors with three double bedrooms, bathroom and large lounge occupying the top two floors. On the ground floor there is a kitchen/ diner, cloakroom and what is currently being used as storage but has by others been used as a 4th bedroom.

Outside there is a rear garden with new fencing and a private garage access via a parking space for you also.

The property is located on a quiet cul-de-sac just off the popular Poet's Corner of Hanwell, with shops and restaurants located a short walk to the Greenford Avenue. Also a short walk is the transport links with multiple bus routes and both Drayton Green and of course Hanwell BR station part of the brand new forthcoming Elizabeth Line (Crossrail). The house also is a short walk from the popular schools in the area of Hobbayne, St Josephs and Drayton Manor.

Kitchen/Diner

13' 6" x 10' 11" (4.11m x 3.33m) Rear aspect double glazed patio doors to garden, range of eye and base level modern units with gas hob with double oven under and extractor over, plumbing and space for washing machine, wall mounted enclosed boiler

Bedroom 4 / Storage Area

7' 5" x 7' 5" (2.26m x 2.26m) Front aspect double glazed window, laminate floor

Lounge

16' 7" x 10' 11" (5.05m x 3.33m) Rear aspect double glazed window, laminate floor, radiator

Bedroom 1

11' 6" x 10' 11" (3.51m x 3.33m) Front aspect double glazed window, fitted wardrobes, laminate floor, radiator

Bedroom 2

Front aspect double glazed window, fitted cupboard, radiator

Bathroom

Panel enclosed bath, vanity wash hand basin, low level enclosed WC, spot lights

Bedroom 3

10' 11" x 8' 11" (3.33m x 2.72m) Rear aspect double glazed window, radiator

