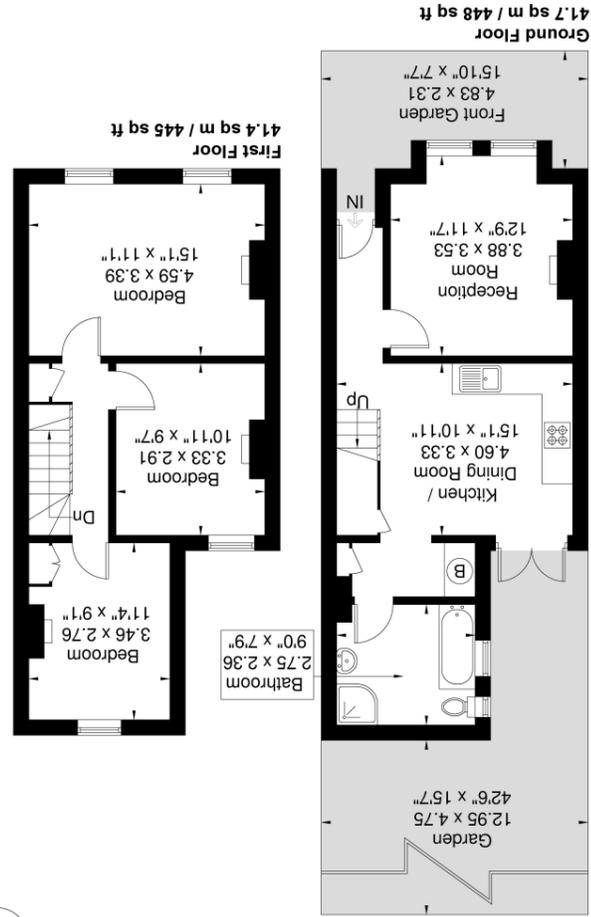


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	63
Potential	87

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.  
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Framfield Road  
 Approximate Gross Internal Area = 83.1 sq m / 893 sq ft



89 Framfield Road, London. W7 1NQ.

£650,000

Beautifully presented three double bedroom family Victorian home with modern eat in fitted kitchen / diner, utility area, spacious family bathroom with separate shower cubicle and bathtub. Property is located on a popular road close to both Drayton Manor & Hobbayne Schools and a short walk to Hanwell Elizabeth Line Station.

The property lends itself to the potential to extend further into the loft. With multiple properties doing similar on the road and permission granted in the past previously. Allowing the new owner to add a further bedroom or even two bedrooms and another bathroom.

The property is also to be sold with the benefit of no onward chain!

#### Lounge (Reception)

12' 9" x 11' 7" (3.89m x 3.53m) Front aspect double glazed bay window, radiator, feature fireplace



#### Kitchen

15' 11" x 10' 11" (4.85m x 3.33m) Rear aspect double glazed door, range of eye and base level units with gas hob with oven under and extractor hood over, laminate floor, single drainer sink, radiator

#### Bathroom

9' 0" x 7' 9" (2.74m x 2.36m) Two rear aspect frosted double glazed bay windows, panel enclosed bath and separate shower cubicle, low level WC, tiled walls and floor, radiator

#### Bedroom 1

15' 11" x 11' 1" (4.85m x 3.38m) Two front aspect double glazed windows, feature fireplace, radiator

#### Bedroom 2

10' 11" x 9' 7" (3.33m x 2.92m) Rear aspect double glazed window, radiator, feature fireplace

#### Bedroom 3

11' 4" x 9' 1" (3.45m x 2.77m) Rear aspect double glazed window, radiator, feature fireplace

#### Garden

Mainly laid to lawn

