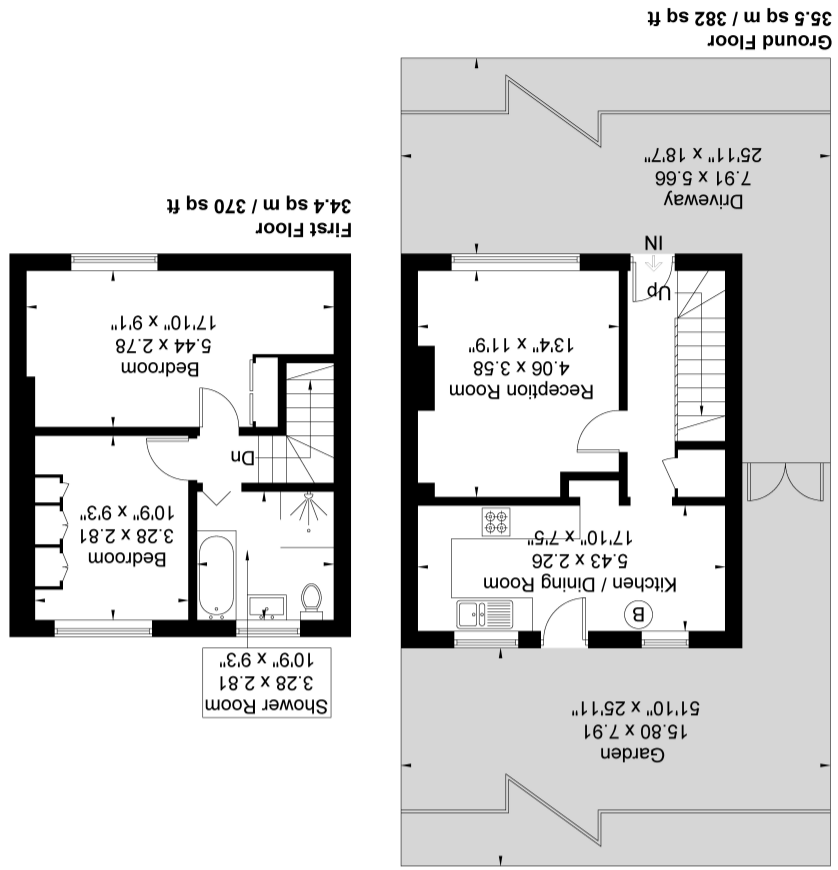


England, Scotland & Wales	
Energy Efficiency Rating	Current Potential
A (92-100)	Very energy efficient - lower running costs
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	Not energy efficient - higher running costs
G (1-20)	

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale. © www.perspective.co.uk



Hillyard Road
 Approximate Gross Internal Area = 69.9 sq m / 752 sq ft



41 Hillyard Road, Hanwell, London. W7 1BH.

£450,000



Well located and spacious two bedroom end of terrace property which comes with numerous benefits including off street parking via a private driveway and a spacious rear garden. The home being sold with no chain comprises of a separate lounge , fully fitted kitchen/diner. Upstairs has two double bedrooms the master being extra spacious and a family bathroom. The property could do with some modernisation which has been reflected in the price. It also has the potential to extend (STPP) with a private drive way to the side.

The property is situated in the heart of the Cuckoo Conservation Area and close to a good range of shops, cafes, and transport links including multiple regular bus services to nearby town centres in Ealing Broadway and Greenford. Hanwell Station is also just a few minutes walk away, providing speedy access to London & Heathrow via GWR/TFL Rail services, not to mention the newly opened Elizabeth Line.

Reception

13' 4" x 11' 9" (4.06m x 3.58m) Front aspect window, radiator, laminate floor

Kitchen / Diner

17' 10" x 7' 5" (5.44m x 2.26m) Rear aspect window and door to garden, range of eye and base level units with gas hob with oven to side and extractor hood over, double bowl drainer sink, radiator

Bedroom 1

17' 10" x 9' 1" (5.44m x 2.77m) Front aspect window, laminate floor, radiator, fitted wardrobe

Bedroom 2

10' 9" x 9' 3" (3.28m x 2.82m) Rear aspect window, radiator, fitted wardrobes

Bathroom

Rear aspect double glazed window, four piece suite consisting of panel enclosed bath, low level WC, vanity wash hand basin and separate shower cubicle, extractor fan, tiled walls

Garden

Mainly laid to lawn with timber shed and side gate

