



A deceptively substantial five bedroom family home, 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 property has been thoughtfully extended to provide a flexible living space downstairs with good sized rooms, consisting of with five bedrooms, good sized fitted kitchen/ dining room and a large reception with French doors opening onto the garden. There are also two family bathrooms, one on each floor. Outside there is a wonderful sized garden wrapped around the property with a large summerhouse (with power and light) which also has a WC attached to the front, offering a world of possible uses including a home office away from the home!



Kitchen/Diner

14' 6" x 8' 8" (4.42m x 2.64m) Front aspect double glazed window, range of eye and base level units with electric hob with extractor hood over and oven to side, one and half bowl sink, plumbing and space for washing machine, part tiled part wood floor

Reception

15' 3" x 14' 8" (4.65m x 4.47m) Rear aspect double glazed doors to garden, wood floor, two radiators one vertical



Family bathroom

Side aspect double glazed window, corner bath, sheparate shower cubicle, low level WC, wall mounted hand wash unit, tiled floor and walls, heated towel rail

Bedroom 4 / Study

12' 8" x 8' 10" (3.86m x 2.69m) Side aspect double glazed door, vertical radiator, wood floor, mezzanine area

Bedroom 5

12' 5" x 6' 8" (3.78m x 2.03m) Side aspect double glazed doors to garden, laminate floor

Bedroom 1

16' 8" x 8' 10" (5.08m x 2.69m) Two rear aspect double glazed windows, radiator, wood floor, spots

Bedroom 2

12' 8" x 7' 4" (3.86m x 2.24m) Front aspect double glazed window , with mezzanine sleeping area, spot lights, wood floor

Bedroom 3

10' 9" x 6' 4" (3.28m x 1.93m) Rear aspect double glazed window, wood floor, radiator

Shower room

Front aspect double glazed window, shower cubicle, heated towel rail, wash hand basin, low level WC, part tiled

