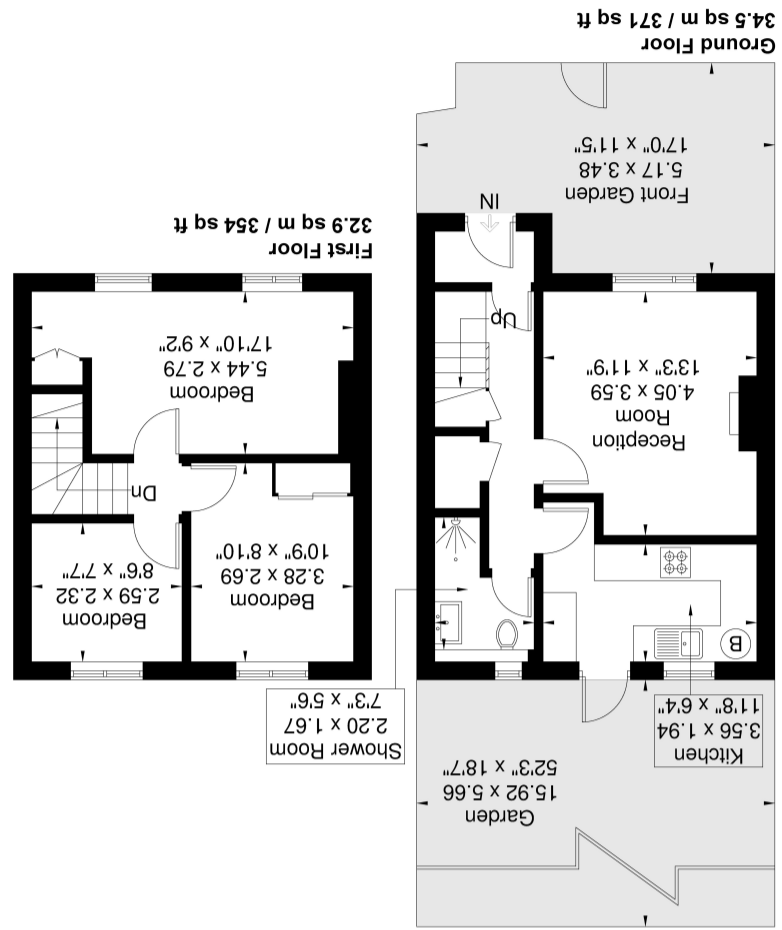


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	72
Potential	87

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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Westcott Crescent
 Approximate Gross Internal Area = 67.4 sq m / 725 sq ft



14 Westcott Crescent, London. W7 1PA.

£499,669

Offered to the market with no onward chain is this well presented three double bedroom mid terraced family home situated on the popular Cuckoo Conservation Area. The property's location means local shops and transport services are all close by including bus services and Hanwell Elizabeth Line station providing direct access across London,, including the City and Heathrow.

The property itself comprises of a good sized reception, fitted kitchen, downstairs bathroom. Upstairs are three double bedrooms and a large private rear garden.

Reception

13' 3" x 11' 9" (4.04m x 3.58m) Front aspect double glazed window, radiator, spot lights

Kitchen

11' 8" x 6' 4" (3.56m x 1.93m) Rear aspect double glazed window and door to garden, range of eye and base level units with worktops, single drainer sink, electric hob with oven under and extractor hood over, plumbing and space for washing machine, wall mounted boiler, spot lights

Shower Room

Rear aspect double glazed frosted window, vanity wash hand basin, low level WC, spot lights, extractor hood, tiled walls and floor.

Bedroom 1

17' 1" x 9' 2" (5.21m x 2.79m) Two front aspect double glazed windows, radiator

Bedroom 2

10' 9" x 8' 10" (3.28m x 2.69m) Rear aspect double glazed windows, radiator

Bedroom 3

8' 6" x 7' 7" (2.59m x 2.31m) Rear aspect double glazed windows, radiator

Garden

Backing onto parkland. Mainly laid to lawn with wide range of shrub and tree borders, pond, shed.

