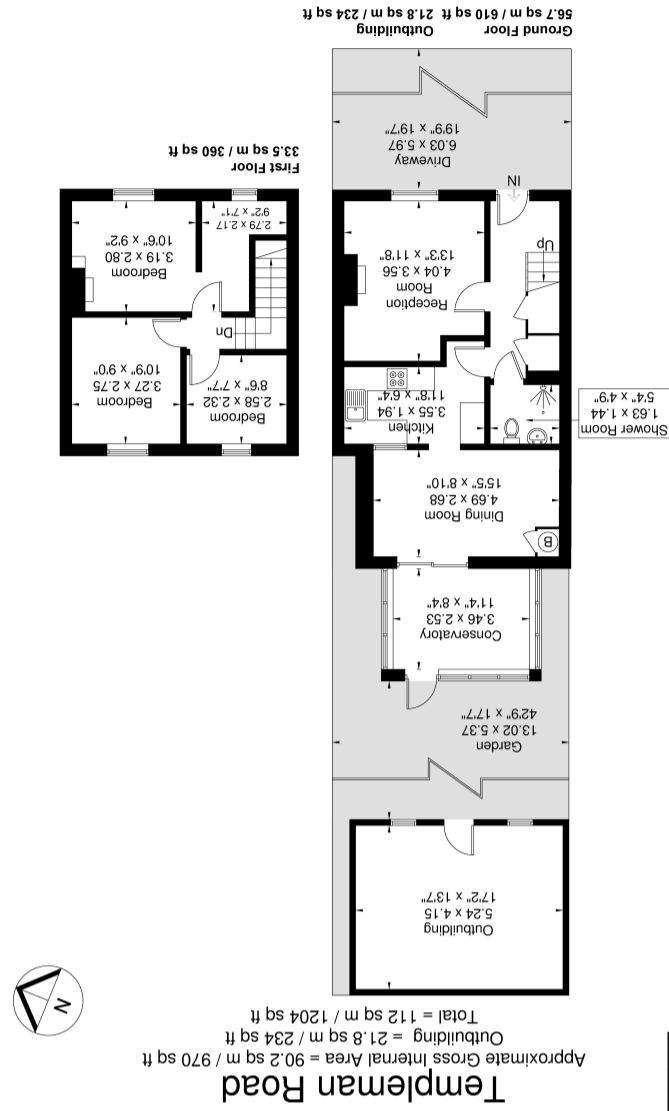


Energy Efficiency Rating	
Current	Potential
77	59
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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28 Templeman Road, London. W7 1AT.

£450,000

Offered to the market with no chain. This three bedroom mid terrace house has been a family home for many years and is now offered to the market for the next family. The property is in need of updating throughout, however does benefit from double glazing, gas central heating and is already extended to the rear.

Situated in the Cuckoo area of Hanwell, the property's location means local amenities and shops are all within walking distance, as well as multiple bus services and Castle Bar Station (Overground). Hanwell Station (Elizabeth Line) is also not far.

Front Reception

13' 3" x 11' 8" (4.04m x 3.56m) Front aspect double glazed window, radiator, gas fire

Wet Room

Shower area, wall mounted hand wash basin, low level WC, extractor fan

Kitchen

11' 8" x 6' 4" (3.56m x 1.93m) Basic eye and base level units, eclectic hob, stainless steel singed drainer sink

Rear Reception

15' 5" x 8' 10" (4.70m x 2.69m) Wall mounted boiler, radiator, tiled floor

Lean to / Conservatory

11' 4" x 8' 4" (3.45m x 2.54m) Tiled floor, rear aspect door to garden

Bedroom 1

17' 7" x 9' 2" (5.36m x 2.79m) Two front aspect double glazed windows, two radiators, fitted storage, currently split into two rooms

Bedroom 2

10' 9" x 9' 0" (3.28m x 2.74m) Rear aspect double glazed window, radiator, laminate floor

Bedroom 3

Rear aspect double glazed window, radiator, laminate floor

Garden

Mainly laid to lawn with a wide variety of shrubs and fruit trees

Outbuilding

17' 2" x 13' 7" (5.23m x 4.14m) Power and light

