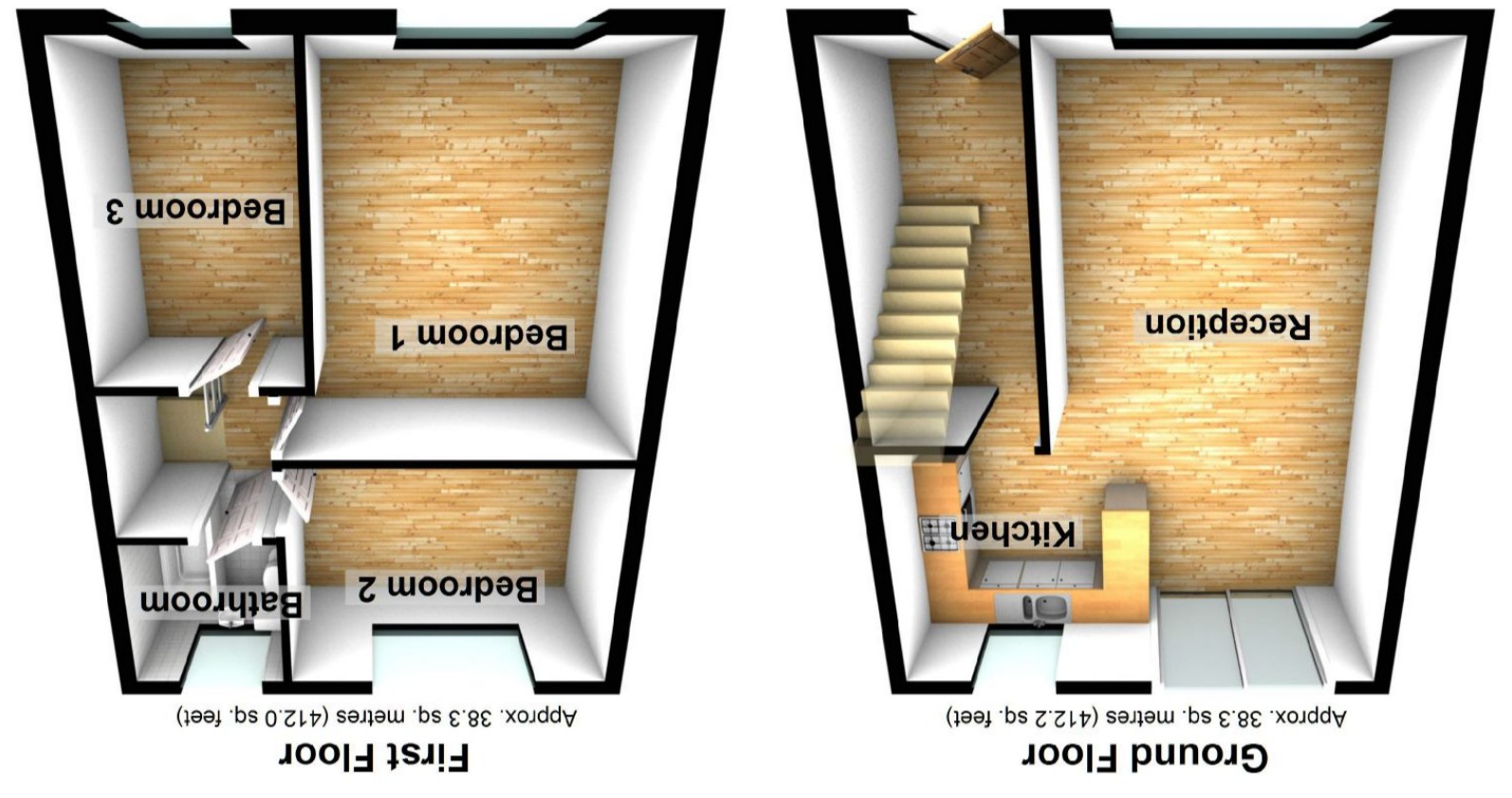


England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 to 100)
A	(81 to 91)
B	(69 to 80)
C	(55 to 68)
D	(39 to 54)
E	(21 to 38)
F	(1 to 20)
G	(1 to 20)
Not energy efficient - higher running costs	
Current	64
Potential	85
Energy Efficiency Rating	

England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 to 100)
A	(81 to 91)
B	(69 to 80)
C	(55 to 68)
D	(39 to 54)
E	(21 to 38)
F	(1 to 20)
G	(1 to 20)
Not environmentally friendly - higher CO ₂ emissions	
Current	62
Potential	85
Environmental Impact (CO₂) Rating	

Total area: approx. 76.6 sq. metres (824.2 sq. feet)



83 Cuckoo Avenue, Hanwell, London. W7 1BW
 £500,000





This stunning three bedroom family home is situated on a sought after tree lined avenue on the Cuckoo in Hanwell. The home is offered to the market with no onward and has been updated in recent years to provide a family home ready to move into. Downstairs there is a large family room by a reception open plan with a fitted kitchen with three good sized bedrooms and a bathroom upstairs.

The property's location mean a short walk to multiple bus routes and British Rail stations for direct access to Ealing Broadway and Paddington (and forth coming Crossrail). Also close by are the many local shops, convenience supermarket and restaurants provided by the Greenford Avenue.

Garden

Large decked area leading onto lawn with flower bed borders outside tap, security light

Reception

22' 9" x 11' 11" (6.93m x 3.63m) Front aspect double glazed window, feature fireplace, two radiators, oak floor, rear aspect double glazed doors onto garden, opening onto

Kitchen

Rear aspect double glazed window, range of eye and base level units with breakfast bar, one and half bowl sink, gas hob with oven under and glass and steel extractor hood over, dishwasher, plumbing and space for washing machine, wall mounted boiler, tiled floor,

Bedroom 1

13' 2" x 11' (4.01m x 3.35m) Front aspect double glazed window, radiator

Bedroom 2

12' 2" x 9' 3" (3.71m x 2.82m) Rear aspect double glazed window, radiator

Bedroom 3

10' 6" x 6' 10" (3.20m x 2.08m) Front aspect double glazed window, radiator

Bathroom

Rear aspect double glazed frosted window, panel enclosed bath with shower attachment, wall mounted wash hand basin, low level WC, part tiled walls, extractor fan, radiator

