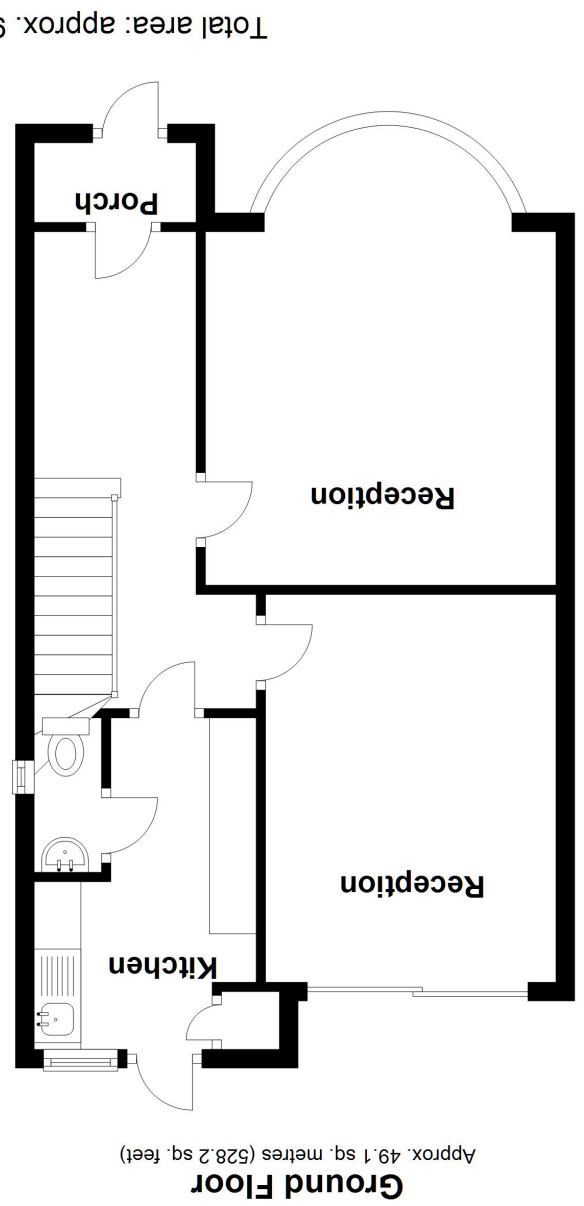
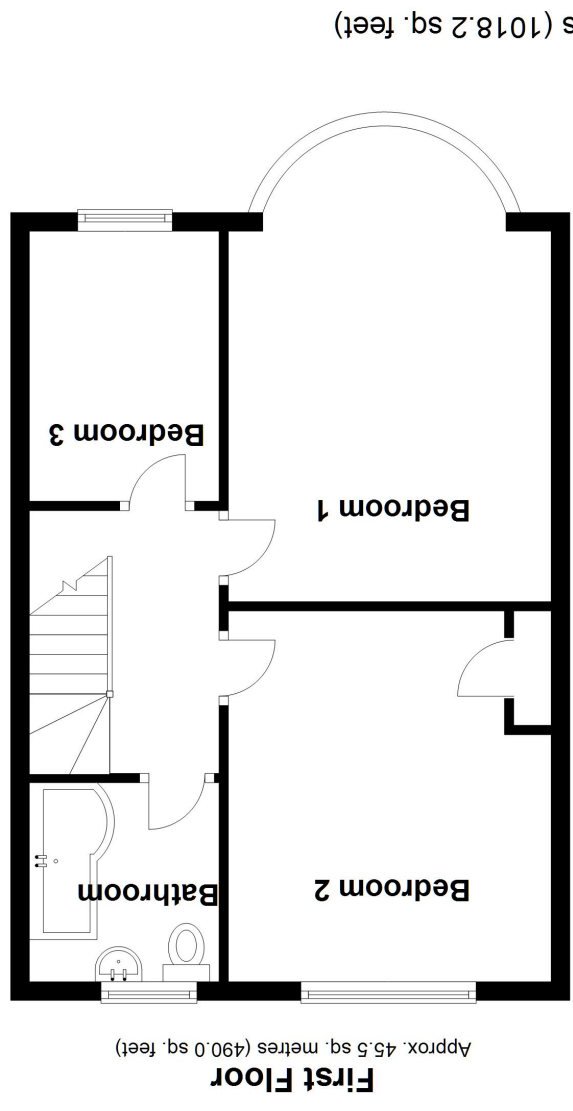


Energy Efficiency Rating	
Current	Potential
60	55

Energy Efficiency Rating Legend	
Rating	Band
A	92 to 100
B	81 to 91
C	69 to 80
D	55 to 68
E	39 to 54
F	21 to 38
G	1 to 20

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England, Wales & N.Ireland



Total area: approx. 94.6 sq. metres (1018.2 sq. feet)



242 Greenford Avenue, Hanwell, LONDON. W7 3AA.

£650,000



Offered to the market with vacant possession and no on chain is this substantial three bedroom semi detached house with bags of potential to extend further in the future as other adjacent properties have done so. The property is currently in good condition and offers bright and spacious accommodation throughout. With a huge list of benefits, the property comes with a detached garage approached via a shared drive, great sized private garden, double glazed windows and gas central heating.

Kitchen

11' 8" x 7' 1" (3.56m x 2.16m) Rear aspect double glazed door and window to garden, range of eye and base level modern units with singles drainer sink, gas hob with oven under and extractor over, built in dishwasher and washing machine, fitted cupboard housing wall mounted boiler, access to cloakroom W/C

Bedroom 1

15' 3" x 11' 3" (4.65m x 3.43m) Front aspect double glazed bay window, radiator

Bedroom 2

12' 11" x 11' 3" (3.94m x 3.43m) Rear aspect double glazed window, radiator, fitted wardrobe

Bedroom 3

8' 6" x 7' 0" (2.59m x 2.13m) Front aspect double glazed window, radiator

Bathroom

Modern suite consisting of panel enclosed shower bath, vanity wash hand basin, low level W/C, tiled walls and floor

Garden

Private West facing garden, mainly laid to lawn

Garage

Up and over door, approached via shared drive



The property is located close to nearby shops, schools and regular multiple bus services into Ealing Broadway. Hanwell Rail Station is a short walk wtowards the end of the road (with speedy access to Ealing Broadway, Paddington & Heathrow). Also within walking distance are green open spaces including the ever popular 'Bunny Park' and Brent Valley Golf Course.

Front Reception

15' 2" x 12' 3" (4.62m x 3.73m) Front aspect double glazed bay window, radiator, laminate floor

Rear Reception

13' 7" x 10' 5" (4.14m x 3.17m) Rear aspect double glazed patio doors to garden, radiator

