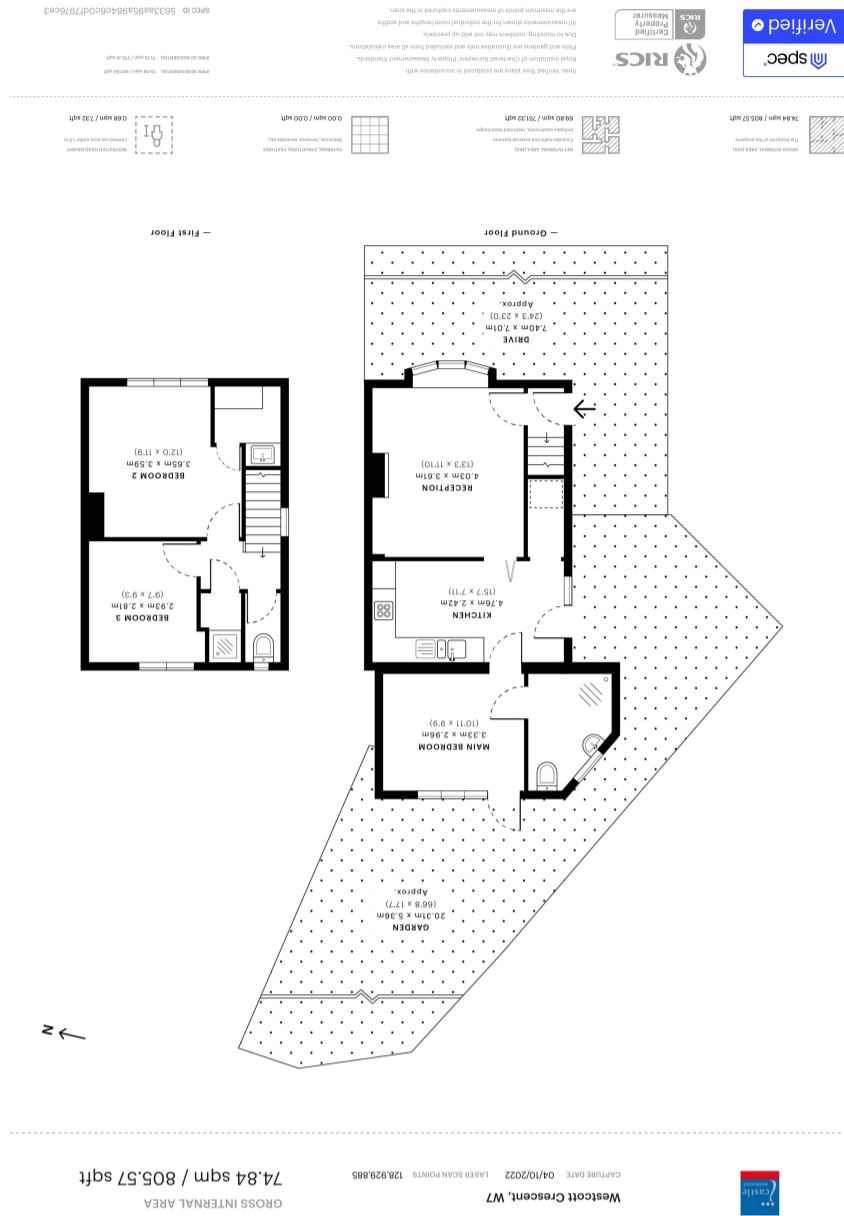


Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92-100)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	66
Potential	81

England, Scotland & Wales
 EU Directive 2002/91/EC



41 Westcott Crescent, London. W7 1PL.

£500,000

Deceptively spacious three double bedroom family home offered to the market with NO ONWARD CHAIN. The property comes with numerous more benefits, to name a few they include bright spacious accommodation throughout, off street parking, gas central heating and double glazed windows but we would recommend a viewing to fully appreciate them all.

The property is situated in the heart of the Cuckoo Conservation Area and close to a good range of shops, cafes, and transport links including multiple regular bus services to nearby town centres in Ealing Broadway and Greenford. Hanwell Station is also just a few minutes walk away, providing speedy access to London & Heathrow via GWR/TFL Rail services, not to mention the newly opened Elizabeth Line/Crossrail services.

Reception

13' 3" x 11' 10" (4.04m x 3.61m) Front aspect double glazed bay window, radiator, feature fireplace

Kitchen

15' 7" x 7' 11" (4.75m x 2.41m) Range of eye and base level modern units with electric hob with extractor hood over and double oven to side, one and half bowl sink, plumbing and space for washing machine, tiled walls

Bedroom 1

10' 11" x 9' 9" (3.33m x 2.97m) Rear aspect double glazed window and door, electric heater, access to ensuite

En Suite Wet Room

Side aspect double glazed frosted window, electric shower, low level WC, wall mounted hand wash basin tiled walls

Bedroom 2

15' 7" x 11' 9" (4.75m x 3.58m) Front aspect double glazed window, laminate floor, walk in wardrobe

Bedroom 3

9' 7" x 9' 3" (2.92m x 2.82m) Rear aspect double glazed window, radiator

Shower Room

Shower cubicle, tiled walls, wall mounted hand wash basin, tiled walls

Garden

Mainly laid to lawn, side gate, timber shed

