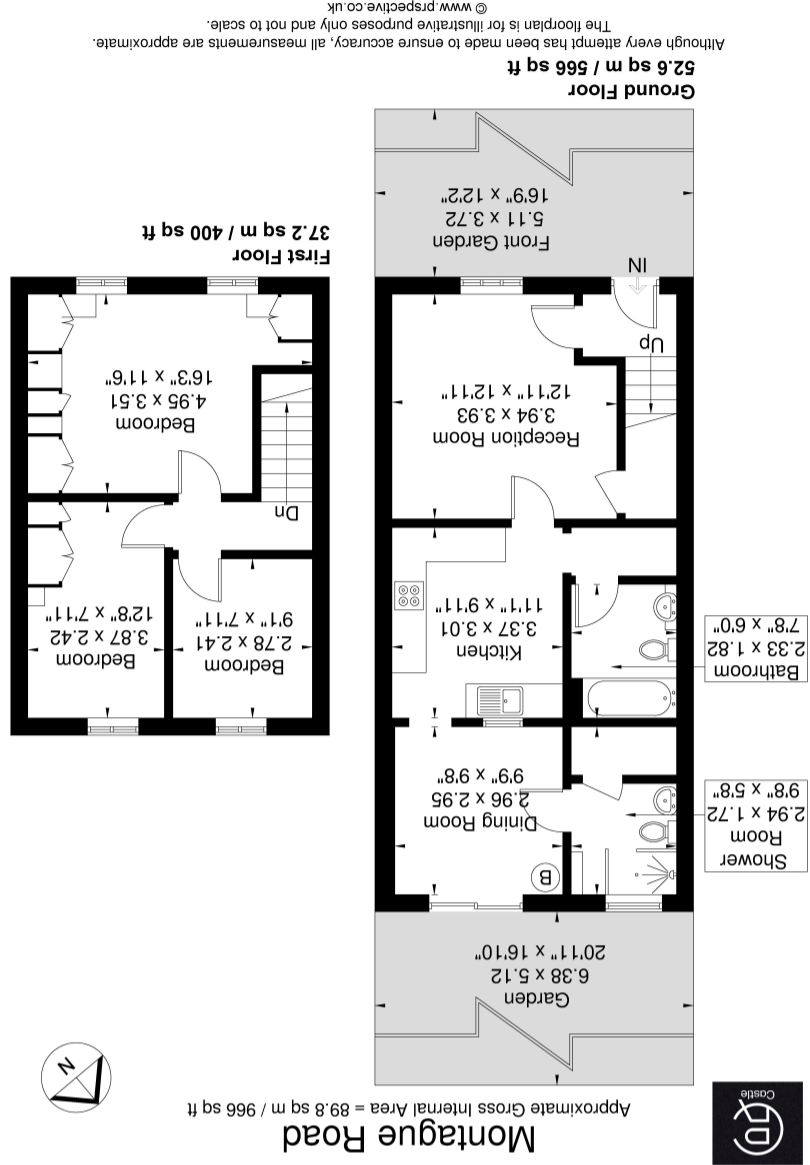


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	83
Potential	56



9 Montague Road, London. W7 3PG.

£640,000

We are delighted to offer to the market this spacious family home situated in the very heart of Hanwell. This EXTENDED three double bedroom terrace home is well presented to the market with the added benefit of no onward chain. Currently arranged with two receptions, fitted kitchen, a private rear garden and the added benefit of two bathrooms.

Hanwell Broadway is a 'stone's throw' away with its numerous cafes, restaurants, day to day shopping facilities and supermarket. There are also a multitude of excellent local bus links, and the Hanwell Elizabeth Line and Boston Manor Piccadilly line tube stations are within easy reach.

Lounge

12' 11" x 12' 11" (3.94m x 3.94m) Front aspect double glazed windows, laminate floor, radiator, under stairs cupboard

Kitchen

11' 11" x 9' 11" (3.63m x 3.02m) Range of eye and base level units with single drainer sink, electric hob with oven under and extractor hood over, tiled floor

Bathroom

7' 8" x 6' 0" (2.34m x 1.83m) Panel enclosed bath with shower, vanity wash hand basin, low level WC, tiled walls and floor

Dining Room

9' 9" x 9' 8" (2.97m x 2.95m) Rear aspect double glazed patio doors, radiator, wall mounted boiler, spot lights

Shower Room

9' 8" x 5' 8" (2.95m x 1.73m) Shower cubicle, pedestal wash hand basin, low level WC, tiled walls and floor, heated towel rail, access to utility area

Bedroom 1

16' 3" x 11' 6" (4.95m x 3.51m) Front aspect double glazed window, radiator, fitted wardrobes

Bedroom 2

12' 8" x 7' 11" (3.86m x 2.41m) Rear aspect double glazed window, laminate floor, radiator

Bedroom 3

9' 1" x 7' 11" (2.77m x 2.41m) Rear aspect double glazed window, radiator

Garden

Mainly block paved

