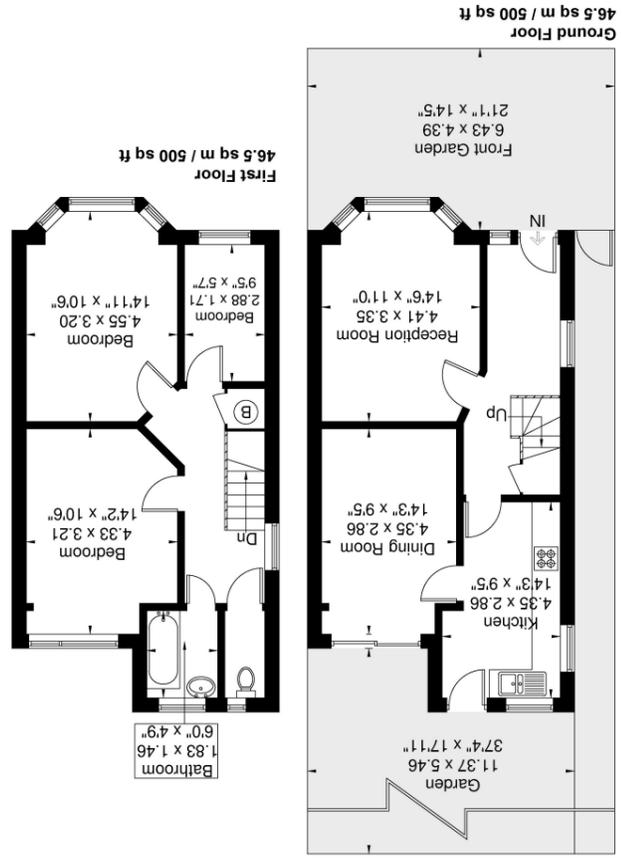


Energy Efficiency Rating	
Current	Potential
63	86
Very energy efficient - lower running costs A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs EU Directive 2002/91/EC England, Scotland & Wales	

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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Mayfield Gardens
 Approximate Gross Internal Area = 93.0 sq m / 1000 sq ft



116A Mayfield Gardens, London. W7 3RD.

£599,000

Offered to to the market with no onward chain ! This three bedroom family home is situated on a popular tree lined road in Hanwell. The home is currently arranged over two floors with the potential to extend further subject to usual planning permissions. The home itself consists of three bedrooms, two receptions, with a large kitchen and bathroom. Outside there is a private garden.

The house is situated close to local shops, restaurants and day to day services and transport links provided by the Greenford Avenue. Hanwell Elizabeth Line Station is also accessible providing direct access into Paddington, The City, Heathrow and beyond! With good local secondary and primary schools including Mayfield Primary School all but a short walk away.

Front Reception

14' 6" x 11' 0" (4.42m x 3.35m) Front aspect double glazed bay window, radiator

Rear Reception

14' 3" x 9' 5" (4.34m x 2.87m) Rear aspect double glazed patio doors to garden, radiator

Kitchen

14' 3" x 9' 5" (4.34m x 2.87m) Dual aspect double glazed window and door to garden, range of eye and base level units with gas hob with extractor hood over and oven under, single drainer sink with mixer tap, plumbing and space for washing machine, tiled floor

Bedroom 1

14' 11" x 10' 6" (4.55m x 3.20m) Front aspect double glazed bay window, radiator

Bedroom 2

14' 2" x 10' 6" (4.32m x 3.20m) Rear aspect double glazed window, radiator

Bedroom 3

9' 5" x 5' 7" (2.87m x 1.70m) Front aspect double glazed window, radiator

Bathroom

Rear aspect frosted double glazed window, panel enclosed bath with shower, pedestal wash hand basin, radiator, separate WC

Garden

Patio area leading onto lawn with mature trees.

