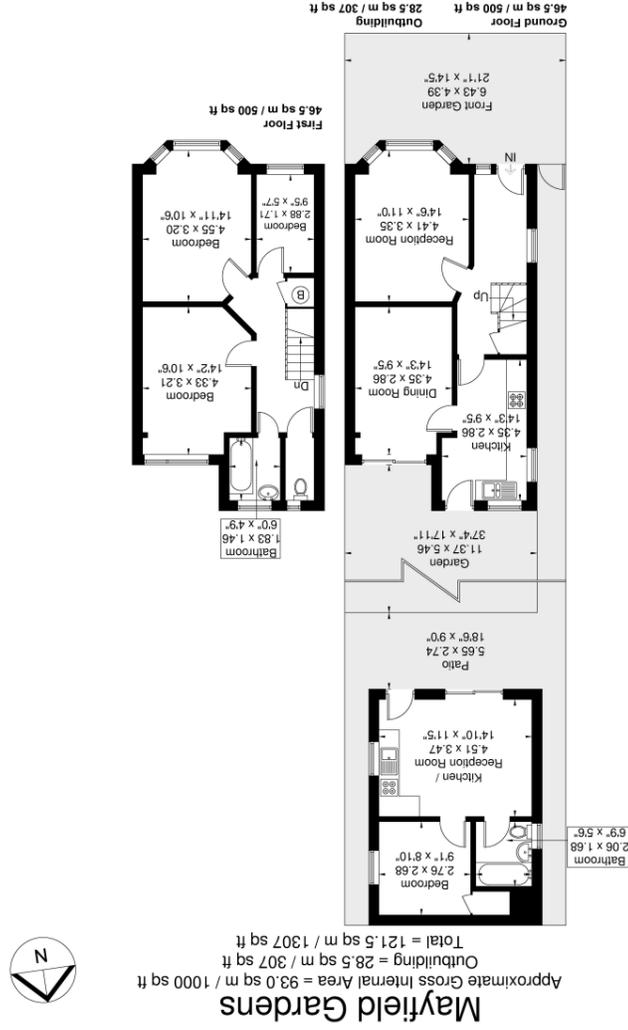


Energy Efficiency Rating	
Current	Potential
86	86
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale. © www.perspective.co.uk



116 Mayfield Gardens, London. W7 3RD.

£775,000

Offered 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 unique benefit of a self contained one bedroom flat to the rear of the garden offering a plethora of usage, whether it been as a home office, 'granny annexe' or another income from the rental market.

The home itself consists of three bedrooms, two receptions, with a large kitchen and bathroom. Outside there is a private garden with said flat at the end.

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.

#### One Bedroom Self Contained Flat

##### Open Plan Reception/ Kitchen

14' 10" x 11' 5" (4.52m x 3.48m) Dual aspect double glazed window and patio doors, laminate floor, range of eye and base level units, electric hob with oven under, single drainer sink, plumbing and space for washing machine

##### Bedroom

9' 1" x 8' 10" (2.77m x 2.69m) Side aspect double glazed window, radiator, fitted wardrobe

##### Bathroom

Side aspect double glazed window, panel enclosed bath, low level WC, pedestal wash hand basin, tiled walls and floor

