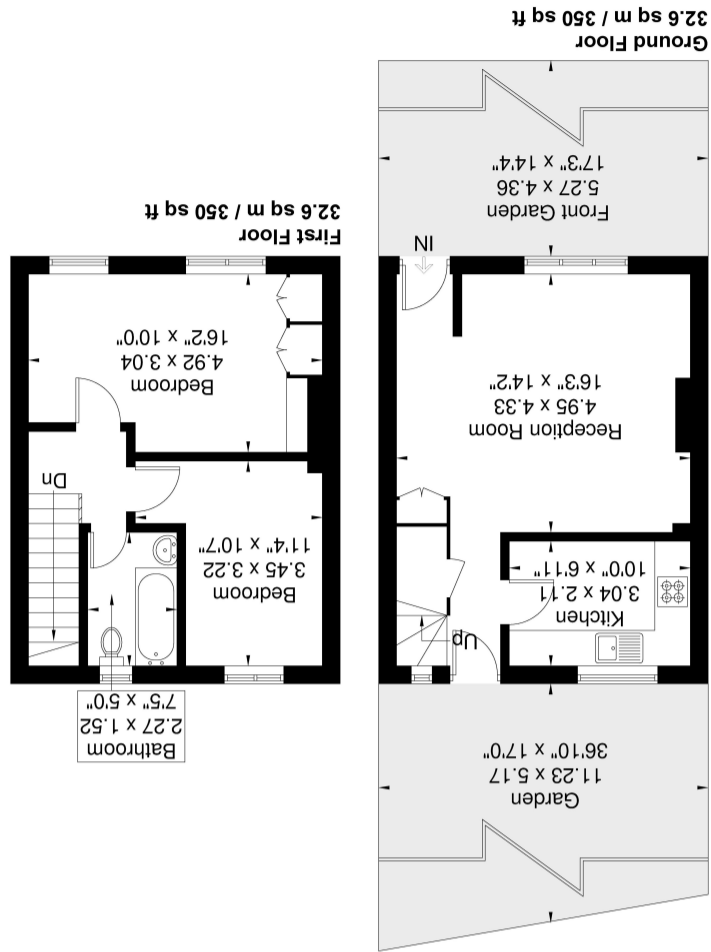


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	68
Potential	89

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



Westcott Crescent
 Approximate Gross Internal Area = 65.2 sq m / 700 sq ft



135 Westcott Crescent, London. W7 1NT.

£499,999

Offered to the market with no onward chain is this well presented two double bedroom mid terraced family home situated on the popular Cuckoo Conservation Area. The property's location means local shops and transport services are all close by including bus services and Hanwell Elizabeth Line station providing direct access across London,, including the City and Heathrow. The property itself comprises of a good sized reception, kitchen, two double bedrooms and bathroom upstairs. Outside there is a a good sized private rear garden.

Reception Room

16' 3" x 14' 2" (4.95m x 4.32m) Front aspect double glazed window, radiator, wood floor, spot lights

Kitchen

Rear aspect double glazed window, range of eye and base level units, gas cooker point, plumbing and space for washing machine

Bedroom 1

16' 2" x 10' 0" (4.93m x 3.05m) Two front aspect double glazed windows, radiator, wood floor, fitted wardrobes

Bedroom 2

11' 4" x 10' 7" (3.45m x 3.23m) Rear aspect double glazed window, wood floor, radiator

Bathroom

Rear aspect double glazed window, panel enclosed bath with shower, vanity wash hand basin, low level WC, tiled walls, heated towel rail

Garden

Mainly laid to lawn

