

Energy Efficiency Rating		
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)	
G	(1-20)	
Not energy efficient - higher running costs		
Current		Potential
59		80





A fantastic opportunity to acquire this newly refurbished extended 'Sun Trap' style semi-detached family home situated on the sought after Cuckoo conservation area in Hanwell. It's location offers local shops and transport links all within walking distance including Hanwell Elizabeth Line and Castlebar BR station.

The home has been recently refurbished to a high standard which include complete new kitchen and bathroom, electrics and central heating system, new flooring and lighting throughout to mention just a few highlights. The property also offers a wealth of accommodation and benefits including off street parking to the rear via a double garage, a versatile extended fourth bedroom or dining room to the side with its own entrance giving potential to be used as a separate annex, double glazing and gas central heating and a private and well maintained garden. Upstairs there are three double bedrooms and family four piece bathroom suite. We expect great interested in the property, please contact us to arrange an appointment to view as soon as possible to avoid disappointment.

Reception

21' 1" x 14' 2" (6.43m x 4.32m) Front aspect double glazed window, feature fireplace, two radiators, new carpet, rear aspect patio doors to conservatory



Kitchen

14' 10" x 8' 0" (4.52m x 2.44m) Rear aspect double glazed window, range of brand new eye and base level units with electric hob and double oven and microwave opposite, single drainer sink with boiling water tap , integrated washing machine and dishwasher, fridge /freezer, larder cupboard, spotlights, new wall mounted boiler, door to

Dining Room / Bedroom 4

20' 9" x 8' (6.32m x 2.44m) Front and rear aspect windows and doors, sky light, two radiators

Downstairs Cloakroom

Rear aspect double glazed window, hand wash basin and heated towel rail

Conservatory

13' 6" x 9' 6" (4.11m x 2.90m) Double glazed with rear aspect doors onto garden, radiator

First Bedroom

14' 5" x 10' 9" (4.39m x 3.28m) Rear aspect double glazed window, radiator, new carpet

Second Bedroom

Front aspect double glazed window, radiator, new carpet

Third Bedroom

11' 3" x 10' 1" (3.43m x 3.07m) Front aspect double glazed window, radiator, new carpet

Bathroom

Side aspect double glazed window, brand new four piece suite bathroom consisting of panel enclosed bath, shower cubicle, low level WC, vanity wash hand basin, tiled walls and floor, extractor fan

Garden

Paved area with flower bed borders leading on to synthetic grass area

Garage

19' 8" x 15' 11" (5.99m x 4.85m) Power and light accessed via electric up and over door

