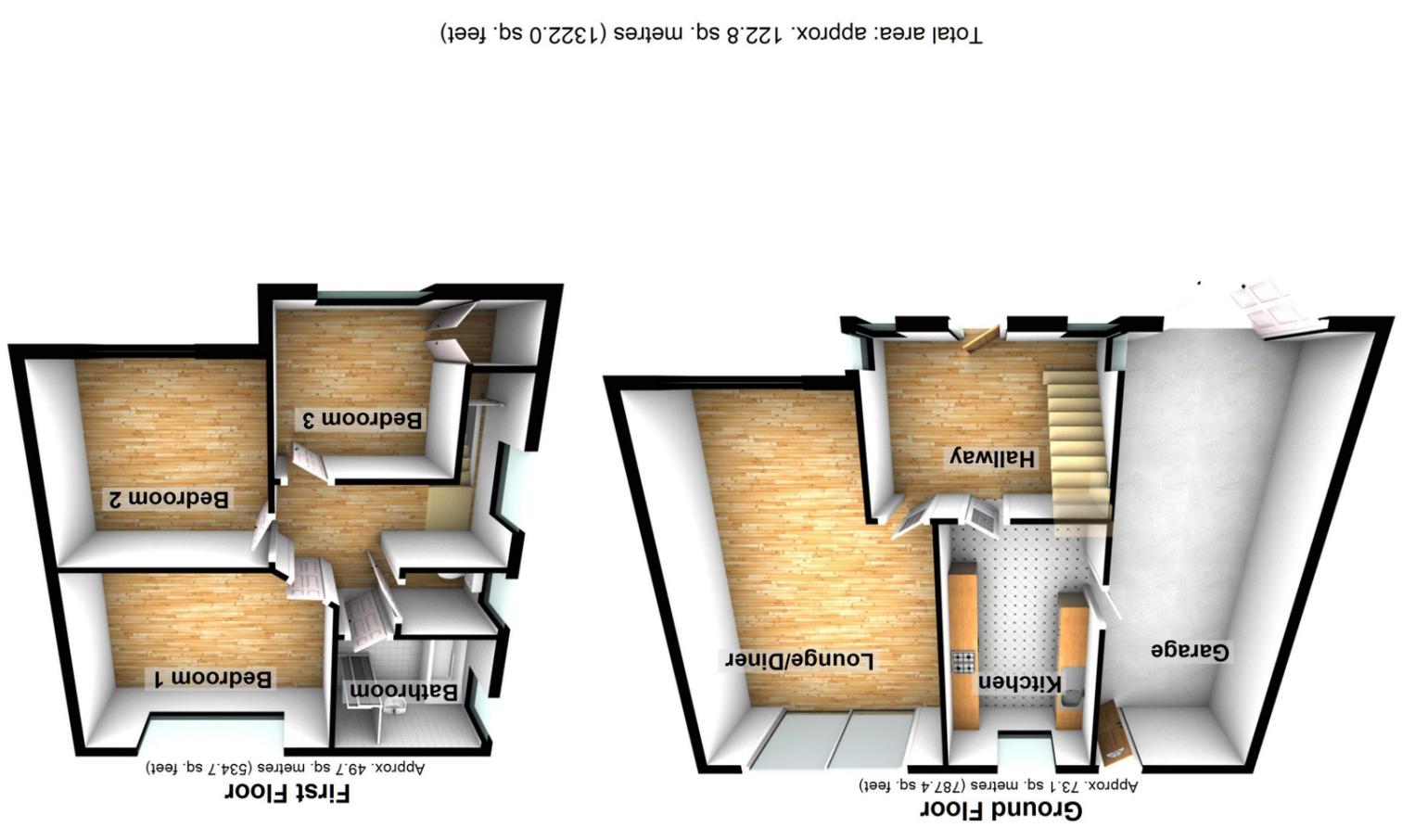


England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 to 100)
A	(81 to 91)
B	(69 to 80)
C	(55 to 68)
D	(39 to 54)
E	(21 to 38)
F	(1 to 20)
G	(1 to 20)
Not energy efficient - higher running costs	
Current	81
Potential	65

England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 to 100)
A	(81 to 91)
B	(69 to 80)
C	(55 to 68)
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E	(21 to 38)
F	(1 to 20)
G	(1 to 20)
Not environmentally friendly - higher CO ₂ emissions	
Current	77
Potential	59



10 Harp Road, London. W7 1JE.

£625,000



A golden opportunity to purchase this 'sun trap' style semi detached house situated on a popular residential road within the Cuckoo Conservation area with its open spaces and perfectly located for Castlebar Park Station and multiple bus routes on Greenford Avenue, for access into Ealing shopping centre and Hanwell BR station part of the forthcoming Elizabeth Line/ Crossrail. Also locally there are some well regarded schools, both primary and secondary.



The property itself offers spacious and as in the name of the style of house bright accommodation throughout with a huge larger than average private and mature South facing garden. Inside are three double bedrooms, large family four piece bathroom and another separate WC, with a through lounge and large 14'9 kitchen.



There is ample off street parking with space for 3 cars to the front and a garage to side, also offering the potential to extend further subject to usual planning permissions. We expect great interest so please contact us early to avoid disappointment.



Reception

21' 8" x 14' 3" (6.60m x 4.34m) Front aspect double glazed window, two radiators, laminate floor, rear aspect double glazed patio doors to garden

Kitchen

14' 9" x 8' 9" (4.50m x 2.67m) Rear aspect double glazed window, range of eye and base level units with electric hob, double oven to the side and extractor hood over, space and plumbing for washing machine, under stairs larger cupboard, side door to garage

Bedroom 1

14' 5" x 10' 7" (4.39m x 3.23m) Rear aspect double glazed window, radiator

Bedroom 2

11' 3" x 10' 3" (3.43m x 3.12m) Front aspect double glazed window, radiator

Bedroom 3

11' 3" x 10' 3" (3.43m x 3.12m) Front aspect double glazed window, radiator, fitted wardrobe

Bathroom

Side aspect double glazed window, panel enclosed bath, low level WC, pedestal wash hand basin, separate shower cubicle, heated towel rail

Garden

Large than average South facing rear garden mainly laid to lawn with pond and wide range of mature trees and shrubs

