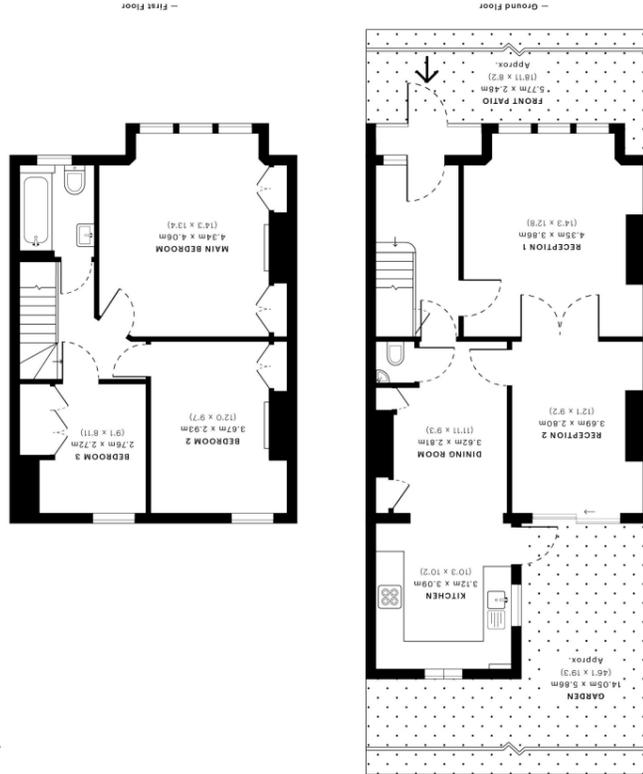


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	64
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

Specified floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Floor and garden areas are illustrative only and excluded from all area calculations. Due to rounding, numbers may add up differently. Areas are measured to the maximum points of measurements captured in the scan.

NET INTERNAL AREA (M²) 90.90 sqm / 978.44 sqft
 EXTERNAL STRUCTURAL FEATURES 0.00 sqm / 0.00 sqft
 RESTRICTED HEAD HEIGHT 0.00 sqm / 0.00 sqft



Cowper Road, W7
 CAPTURE DATE 29/08/2022 LASER SCAN POINTS 84,751,944
 GROSS INTERNAL AREA 100.83 sqm / 1085.33 sqft



76 Cowper Road, Hanwell, London. W7 1EJ.

£800,000

This well presented three bedroom period family home is situated on a popular tree lined road in the heart of the Poet's Corner area of Hanwell. A short walk to popular schools and Hanwell Station. The property comes with numerous benefits which include three receptions, three good sized bedrooms all with storage, recently newly fitted kitchen and family bathroom. There is also potential to extend further is also certainly possible (subject to usual permissions) to the rear or into the loft. Outside there is a private garden to the rear.

A short walk from local shops and restaurants provided by the Greenford Avenue. Transport links are also moments away with regular bus services and both Drayton Green and Hanwell Elizabeth Line / Crossrail) Station at hand offering access to Ealing, Heathrow and Paddington.

Reception

14' 3" x 12' 8" (4.34m x 3.86m) Front aspect double glazed window, laminate floor, radiator, interconnecting doors leading to

Second Reception

12' 1" x 9' 2" (3.68m x 2.79m) Rear aspect patio doors to garden, lamiante floor

Dining room

11' 11" x 9' 3" (3.63m x 2.82m) Laminate floor, radiator, opening onto

Kitchen

10' 3" x 10' 2" (3.12m x 3.10m) Dual aspect double glazed windows, range of eye and base level modern units, wall mounted boiler, side aspect door to garden, single drainer sink, electric hob with oven under and extractor hood over, plumbing and space for washing machine and dishwasher

Downstairs WC

Main Bedroom

14' 3" x 13' 4" (4.34m x 4.06m) Large front aspect bay window, radiator, fitted wardrobes, feature fireplace

Bedroom 2

12' 0" x 9' 7" (3.66m x 2.92m) Rear aspect double glazed window, radiator, fitted wardrobe

Bedroom 3

9' 1" x 8' 11" (2.77m x 2.72m) Front aspect double glazed window, radiator, fitted wardrobe

Bathroom

Front aspect double glazed frosted window, panel enclosed bath with shower, low level WC, pedestal wash hand basin, part tiled walls and floor

Garden

Mainly laid to lawn with shrub borders, timber shed

