

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	78
Potential	69



98 Greenford Avenue, London. W7 3QS.

£499,950 Castle

Offered to the market with no chain this newly renovated three bedroom first floor period masionette is located just a short walk to Hanwell Elizabeth Line Station. The property comes with a long list of benefits including a private garden, new long lease, and potential to extend into the substantial loft (subject to planning).

The property currently consists of three bedrooms, a large reception, newly fitted separate kitchen /diner, direct access to a private garden and a large bathroom. Its placement results in day to day shops, mini supermarkets, local coffee shops, bakeries and restaurants all 'on your doorstep'.

Hanwell Station means direct access to The City, Paddington, Heathrow and beyond and also you have multiple bus routes a stones throw away provided passage across the Ealing Borough.

#### Reception

15' 4" x 10' 6" (4.67m x 3.20m) Front aspect double glazed bay window, radiator

#### Kitchen / Diner

12' 2" x 12' 1" (3.71m x 3.68m) Rear aspect double glazed window, range of eye and base level modern units with gas hob with extractor hood over and oven to the side, single drainer sink with mixer tap , radiator, fitted cupboard, spot lights

#### Bedroom 1

12' 2" x 10' 6" (3.71m x 3.20m) Rear aspect double glazed window, radiator.

#### Bedroom 2

8' 8" x 7' 5" (2.64m x 2.26m) Rear aspect double glazed window, radiator.

#### Bedroom 3

8' 11" x 6' 2" (2.72m x 1.88m) Front aspect double glazed window, radiator.

#### Bathroom

Side aspect double glazed frosted window, panel enclosed bath with shower, low level WC, vanity wash hand basin, tiled walls, spot lights

#### Garden

Mainly laid to lawn with brick built barbeque

