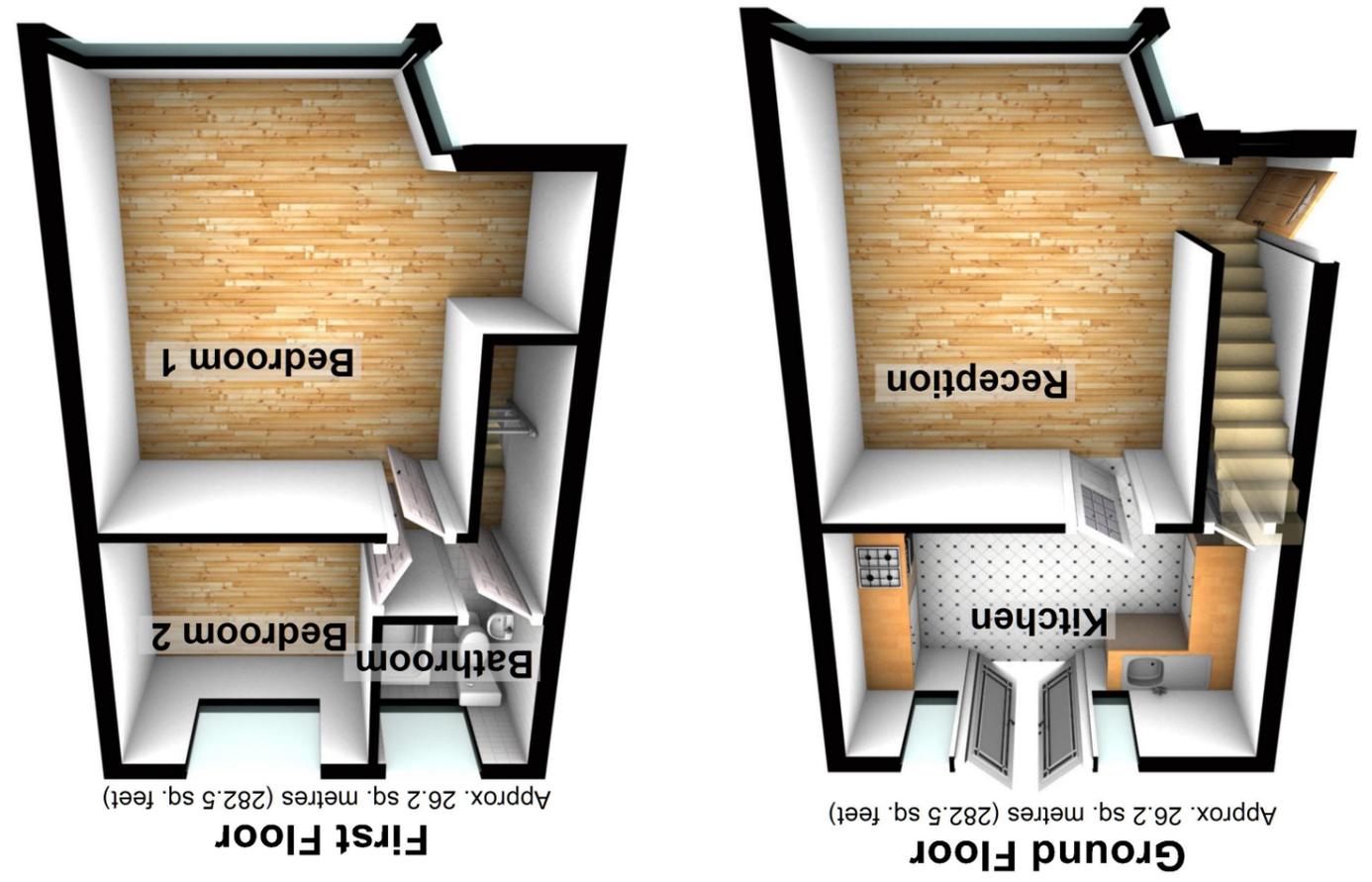


England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 to 100)
A	(81 to 91)
B	(69 to 80)
C	(55 to 68)
D	(39 to 54)
E	(21 to 38)
F	(1 to 20)
G	(1 to 20)
Not energy efficient - higher running costs	
Current	69
Potential	89

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)
D	(39 to 54)
E	(21 to 38)
F	(1 to 20)
G	(1 to 20)
Not environmentally friendly - higher CO ₂ emissions	
Current	68
Potential	90

Total area: approx. 52.5 sq. metres (565.0 sq. feet)



41 Brentvale Avenue, Hanwell Borders, Greater London.
 UB1 3ER. £400,000



Situated on a quiet tree lined cul-de-sac is this beautifully presented two bedroom end of terraced house. The property is located on the borders of Hanwell, with its multiple bus services into Ealing Broadway, local shops and restaurants. Hanwell Main Line station is also within a short walk, for speedy access to Paddington and Heathrow [and forthcoming Elizabeth Line / Cross Rail].

It also benefits from being short walk to local schools and parkland in Hanwell. The home itself is well presented throughout and consists of a large reception, fitted kitchen opening onto the garden, two bedrooms and the bathroom upstairs. Outside is a private rear garden, backing onto woodland. Other benefits include gas central heating and double glazed windows. The property is also to be sold with NO ONWARD CHAIN.

Reception

13' 0" x 9' 11" (3.96m x 3.02m) Front aspect double glazed bay window, laminate floor, radiator

Kitchen

13' 0" x 8' 6" (3.96m x 2.59m) Rear aspect double glazed window and French doors to garden, range of eye and base level units with integral single drainer sink, electric hob with oven under and extractor over, plumbing and space for washing machine, wall mounted boiler, under stairs larder cupboard

Bedroom 1

13' 5" x 13' 0" (4.09m x 3.96m) Front aspect double glazed bay window, radiator, fitted wardrobe, laminate floor

Bedroom 2

8' 5" x 7' 5" (2.57m x 2.26m) Rear aspect double glazed bay window, radiator, laminate floor

Bathroom

Rear aspect double glazed frosted window, panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin, extractor fan, part tiled walls

Garden

Mainly laid to lawn with side gate for access to the front, rear service road and then woodland

