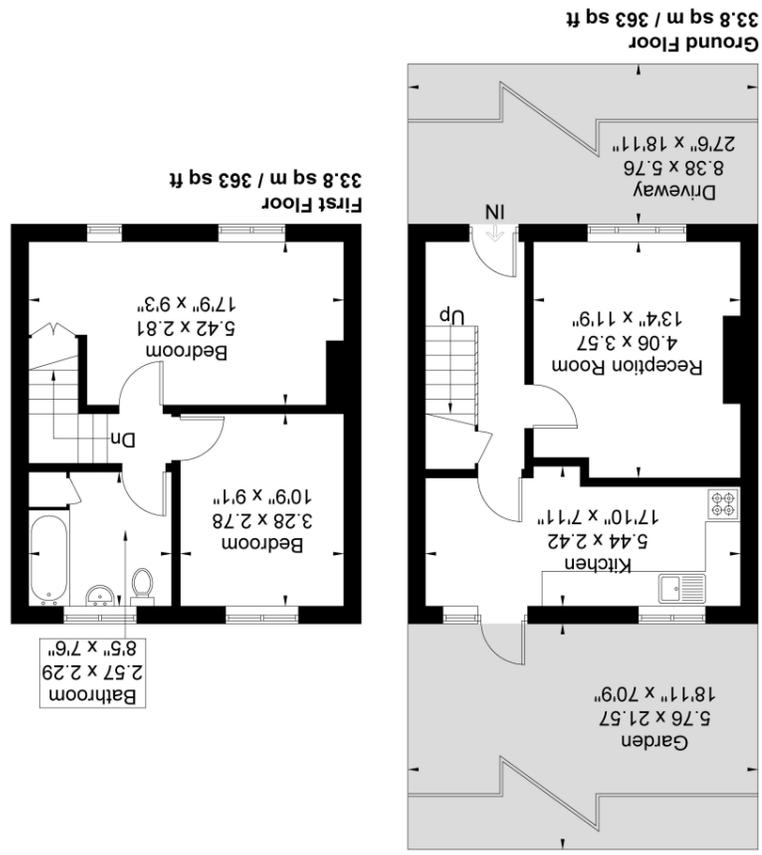


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Current	62
Potential	87

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale. © www.perspective.co.uk



Harp Road
 Approximate Gross Internal Area = 67.6 sq m / 726 sq ft



80 Harp Road, Hanwell, London. W7 1JF.

£500,000

Being sold with NO ONWARD CHAIN. Castle are pleased to off this two bedroom mid-terrace house. Situated on a popular residential road in the Cuckoo area of Hanwell, the property's location means local amenities and shops are all within walking distance, as well as multiple bus services and Castle Bar Station (Overground). Hanwell station (Elizabeth Line) is also not far.

The property offers spacious accommodation including two double bedrooms, family bathroom and downstairs reception and a kitchen / diner. The family home also benefits from gas central heating, off street parking and a very generously sized rear garden.

Lounge

4.06m x 3.57m (13' 4" x 11' 9") Front aspect double glazed windows, radiator.

Kitchen

5.44m x 2.42m (17' 10" x 7' 11") Rear aspect double glazed windows and door to garden, range of eye and base level units with electric hob and oven, washing machine and space for a dishwasher, wall mounted boiler, radiator

Bedroom 1

5.42m x 2.81m (17' 9" x 9' 3") Front aspect double glazed window, radiator

Bedroom 2

3.28m x 2.78m (10' 9" x 9' 1") Rear aspect double glazed window, radiator

Bathroom

2.57m x 2.29m (8' 5" x 7' 6") Rear aspect double glazed window, bath with shower, low level WC and a wash hand basin, tiled walls

Garden

5.76m x 21.57m (18' 11" x 70' 9") Mainly laid to lawn, shed and potential to extend (STPP)

