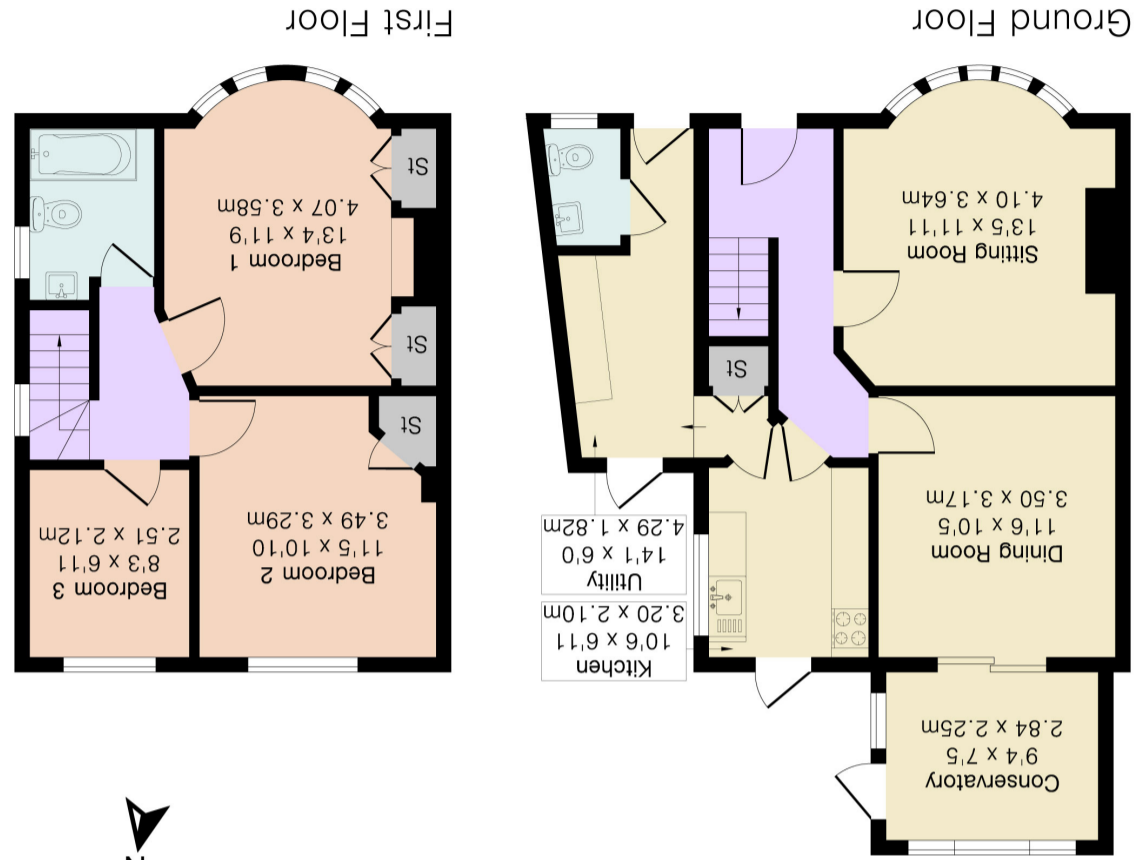


England, Scotland & Wales	
EU Directive 2002/91/EC	Current Potential
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	
Not energy efficient - higher running costs	

Energy Efficiency Rating: 66 (Current), 88 (Potential)



Floor plan produced in accordance with FICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Approximate Gross Internal Area 1022 sq ft - 95 sq m  
 Ground Floor Area 595 sq ft - 55 sq m  
 First Floor Area 427 sq ft - 40 sq m



4 Cowper Road, London. W7 1EH.

£717,000

This charming three-bedroom semi-detached family home in the heart of Poet's Corner Hanwell offers the modern comfort, and effortless everyday living. Presented in excellent decorative order with neutral tones throughout, the property is chain free, allowing for a smooth and speedy purchase — ideal for families or professionals seeking a hassle-free move into one of West London's most sought-after suburban enclaves.

Hanwell strikes an enviable balance between peaceful residential streets and excellent connectivity. Just a short walk away lies Hanwell Elizabeth Line station, where frequent services whisk you into central London with ease. Expect around 16 minutes to Paddington and quick onward links to Tottenham Court Road, Bond Street, and beyond — with additional peak-hour trains enhancing capacity for commuters. The line also provides seamless access to Heathrow Airport, making this an outstanding choice for frequent travellers or those working in aviation.

Local amenities are equally convenient, with shops, cafés, and everyday essentials along nearby Greenford Avenue, while the area boasts a strong community spirit and family-friendly vibe. Step inside to discover a welcoming entrance hall that flows naturally into bright, well-proportioned reception rooms. The front sitting room features a beautiful curved bay window that bathes the space in natural light, complemented by a striking feature fireplace with marble surround — creating a warm focal point for relaxed evenings. This seamlessly connects to the dining room, perfect for family meals or entertaining guests. At the rear, the kitchen offers a large window overlooking the garden, while an adjacent utility room provides valuable extra storage and laundry space. A handy downstairs cloakroom completes the ground floor. A real highlight is the light-filled conservatory, which opens directly onto the garden and currently serves beautifully as a versatile home office or additional living space — ideal for remote working or as a sunny breakfast spot.

Upstairs, the first floor accommodates three well-sized bedrooms. The principal bedroom is particularly generous, enjoying its own curved bay window and fitted wardrobes for ample storage. The two further bedrooms are versatile, suiting children, guests, or a home study, while the contemporary family bathroom is fully tiled and finished to a high standard.

Outside, the private rear garden provides a peaceful outdoor retreat with space for alfresco dining, play, or simply unwinding. The front offers valuable parking with a gated approach, contributing to the property's kerb-side charm.

This home combines classic semi-detached appeal with thoughtful modern updates, making it ready to move into and enjoy immediately. Whether you're a growing family drawn to Hanwell's excellent local schools (many rated Good or Outstanding), green spaces such as Brent Lodge Park with its zoo and playgrounds, or simply the convenience of Elizabeth Line commuting, this property represents a rare and appealing opportunity in a desirable location.

Chain free and full of potential — early viewing is highly recommended to appreciate all it has to offer.

### Sitting Room

13' 5" x 11' 11" (4.09m x 3.63m)

### Dining Room

11' 6" x 10' 5" (3.51m x 3.17m)

### Conservatory

9' 4" x 7' 5" (2.84m x 2.26m)

### Kitchen

10' 6" x 6' 11" (3.20m x 2.11m)

### Utility Room

14' 1" x 6' 0" (4.29m x 1.83m)

### Bedroom 1

13' 4" x 11' 9" (4.06m x 3.58m)

### Bedroom 2

11' 5" x 10' 10" (3.48m x 3.30m)

### Bedroom 3

8' 3" x 6' 11" (2.51m x 2.11m)

