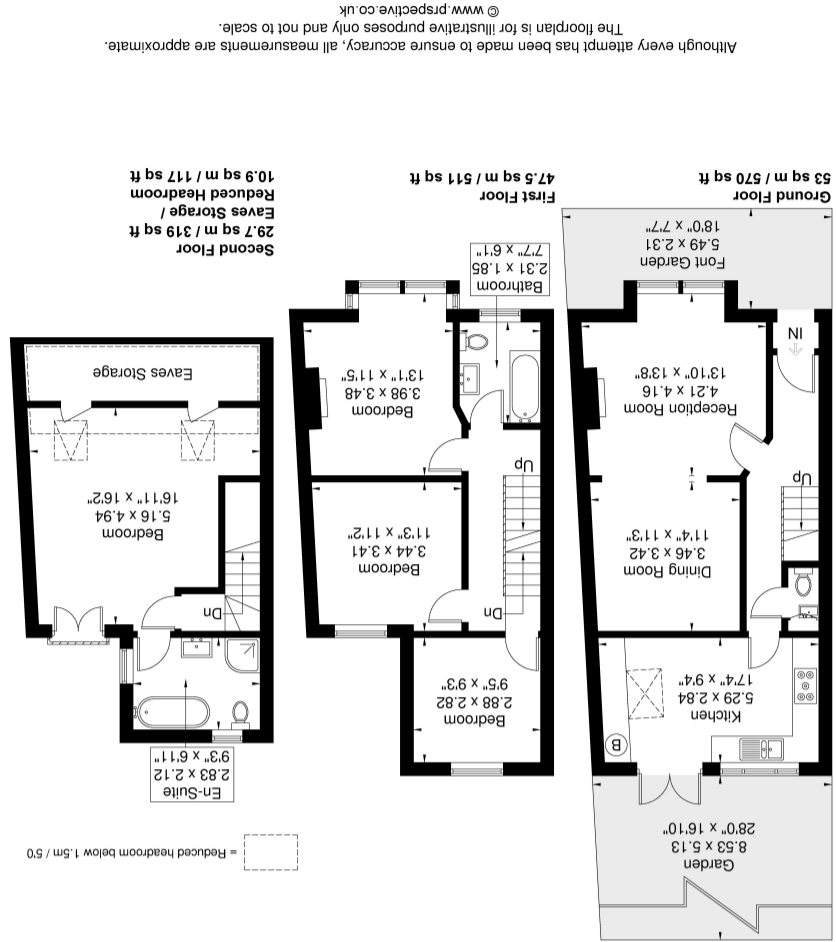


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	68
Potential	83



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.  
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**Laurel Gardens**  
 Approximate Gross Internal Area = 130.2 sq m / 1400 sq ft  
 Eaves Storage / Reduced Headroom = 10.9 sq m / 117 sq ft  
 Total = 141.1 sq m / 1517 sq ft



23 Laurel Gardens, Hanwell, London. W7 3JG.

£799,950

Set in the ever popular Hanwell Village area, is this stunning four double bedroom Edwardian end of terrace family home arranged over three floors. The properties location offers a host of benefits all within a short walking distance, including transport links at Hanwell Mainline Station (with forthcoming Crossrail) and multiple bus routes on the Uxbridge Road with its shops, restaurants and bars. There are open spaces and child's petting zoo at the 'Bunny Park', the Grand union canal for tranquil walks and the house falls into a school catchment for St Josephs, Hobbayne and Drayton Manor. Having undergone refurbishment throughout whilst maintaining some period features it briefly consists of a through lounge leading onto fully equipped kitchen with modern built-in appliances, quartz worktops and heated tiled floor, downstairs cloakroom, four double bedrooms the main having an en-suite, and a family bathroom on the first floor. Outside there is a private walled South facing garden.

### Reception

13' 9" x 13' 8" (4.19m x 4.17m) Front aspect double glazed bay window, real oak engineered floors, working gas fireplace, radiator, opening onto

### Dining Area

11' 4" x 11' 3" (3.45m x 3.43m) Real oak engineered floors, radiator, interconnect door leading to

### Kitchen

16' 10" x 9' 10" (5.13m x 3.00m) Rear aspect double glazed window, range of eye and base level Wenge kitchen units with white quartz worktops, built in fridge freezer, dishwasher, washing machine and tumble dryer with stand alone Smeg cooker with extractor hood over, tiled floor with under floor heating, spot lights, French doors opening onto garden

### Bedroom 2

11' 2" x 11' 2" (3.40m x 3.40m) Rear aspect double glazed window, radiator, spot lights

### Bedroom 3

9' 5" x 9' 3" (2.87m x 2.82m) Rear aspect double glazed window, radiator, spot lights

### Bedroom 4

13' 1" x 11' 1" (3.99m x 3.38m) Front aspect double glazed bay window, feature fireplace, spot lights, radiator

### Bathroom

Front aspect double glazed window, panel enclosed shower bath, Wenge vanity units, under floor heating, low level wc

### Bedroom 1

16' 10" x 16' 2" (5.13m x 4.93m) Rear aspect double glazed French doors to Juliet balcony, radiator, storage into eaves, spot lights, door to

### Bathroom

Dual aspect double glazed windows, luxury four piece suite with roll top freestanding Slipper bath, shower cubicle, Wenge vanity units, low level wc, under floor heating

### Garden

South facing private walled garden with various mature plants

