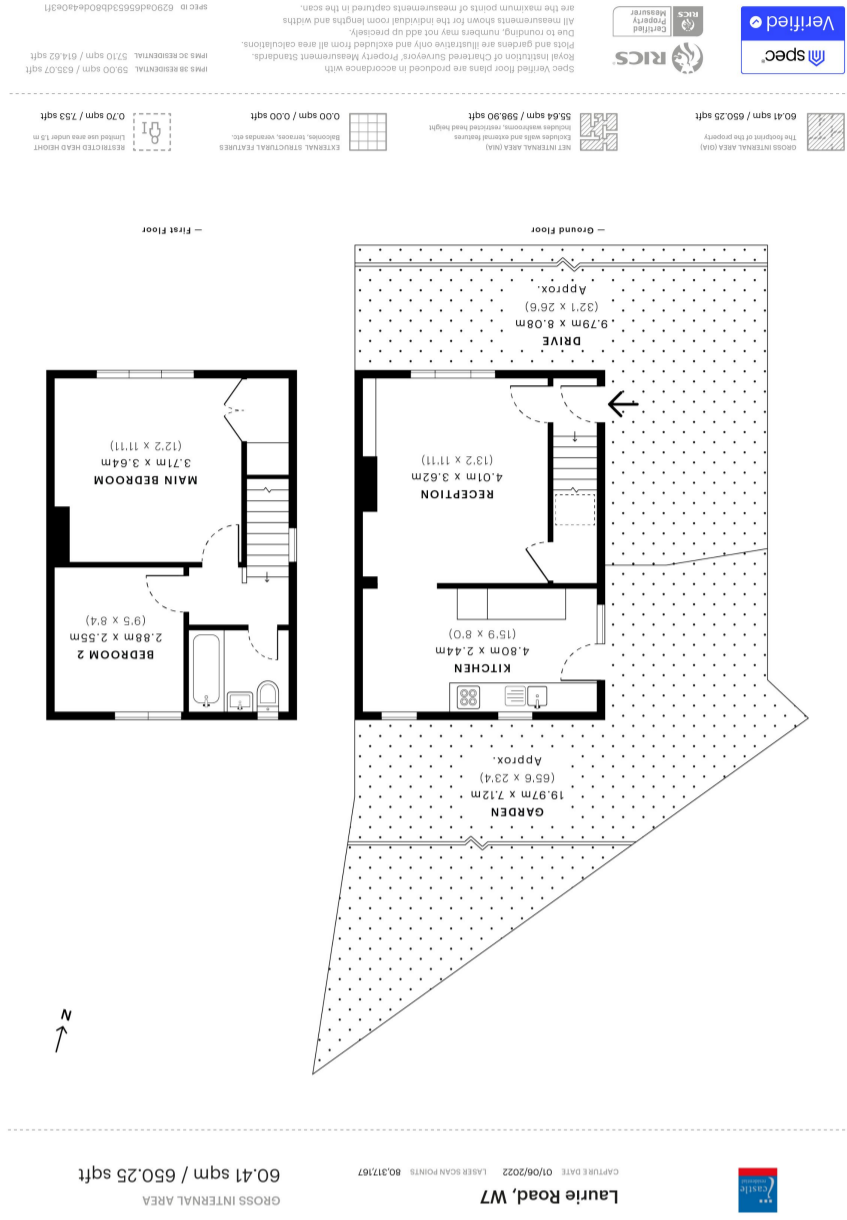


Energy Efficiency Rating	
Current	Potential
64	86
England, Wales & N.Ireland EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92 to 100) B (81 to 91) C (69 to 80) D (55 to 68) E (39 to 54) F (21 to 38) G (1 to 20)	



66 Laurie Road, Hanwell, LONDON. W7 1BL.

£600,000



Offered to the market with no onward chain, is this end of terraced family home situated in the increasingly popular Cuckoo Conservation Area. The property is situated on a corner plot with ample off street parking and has the potential to extend a two storey extension GRANTED to the side. Inside the property has two double bedrooms, upstairs bathroom, lounge and kitchen/diner. Transport links are provided close by with Castle Bar Park BR station, as well as local shops on the Greenford Avenue.

#### Garden

Large patio area to the side leading to lawn area at rear with flower bed borders

#### Kitchen/Diner

15' 8" x 7' 10" (4.78m x 2.39m) Two rear aspect double glazed windows, range of eye and base level units with stainless steel single drainer sink, gas hob with double oven separate, electric heater, part laminate part tiled floor

#### Bathroom

Rear aspect double glazed window, panel enclosed bath with shower attachment, low level W.C., pedestal wash hand basin, tiled walls, extractor fan

#### Lounge (Reception)

13' 10" x 11' 10" (4.22m x 3.61m) Front aspect double glazed window, under stairs cupboard, laminate floor

#### Bedroom 1

12' 1" x 11' 1" (3.68m x 3.38m) Front aspect double glazed window, fitted wardrobe, electric heater

#### Bedroom 2

9' 5" x 8' 4" (2.87m x 2.54m) Rear aspect double glazed window

