



13, Sheridan Court Milton Road, Hanwell, London. W7 1LF.

£465,000

The property is situated in the ever popular Poets Corner area of Hanwell, less than 500 yards from Hanwell Elizabeth Line Station offering speedy direct access into central London , the City and Heathrow Airport. Also close by are a good range of shops and restaurants on the Greenford Avenue, not far from Churchfield Park and Brent Valley Golf Course.

The property itself has numerous benefits including a front and rear private garden, your own entrance, double glazed windows, under floor heating, modern fitted kitchen, a share of the freehold and a garage to provide much wanted off street parking or useful storage.

**Reception**

14' 6" x 10' 11" (4.42m x 3.33m) Front aspect double glazed windows with plantation shutters, wood floor, radiator, fitted storage, opening onto

**Kitchen**

9' 10" x 8' 0" (3.00m x 2.44m) Front and side aspect double glazed windows range of eye and base level modern units, under counter single drainer sink, plumbing and space for washing machine, gas cooker hob with oven under and extractor over, under floor heating

**Bathroom**

Side aspect double glazed frosted window, panel enclosed bath with shower, vanity wash hand basin, low level wc, tiled walls and floor with underfloor heating

**Bedroom 1**

14' 2" x 9' 9" (4.32m x 2.97m) Rear aspect double glazed window, radiator

**Bedroom 2**

10' 4" x 7' 0" (3.15m x 2.13m) Rear aspect double glazed door, wood floor, vertical radiator, spot lights

**Garden**

South facing garden mainly laid to lawn with shrub borders, timber shed. There is also a garden to the front

**Garage**

15' 5" x 8' 4" (4.70m x 2.54m) Situated to the rear of the property

