







Imposing semi detached family home set over three floors and 1500sqft of bright and airy space. Located on one of Hanwells premier roads. The property offers accommodation over three floors beginning on the ground floor with a open plan kitchen and living space, downstairs WC also the potential to extend further. The first floor are two large rooms currently arranged as bedrooms but one could be used as another reception and an additional family bathroom. Finally the third floor there is a further three double bedroom and another bathroom. Outside benefits of off-street parking to the front.

Hobbayne Primary School and Drayton Manor High School on one of Hanwell's premier avenues. The property is within easy reach of Hanwell Station and Brent Valley golf course. Also close, is a good range of shops and restaurants, just moments from the super popular Churchfield ('Bunny') Park and the local schools of Drayton Manor and Hobbayne. Hanwell train station is literally a few minutes walk, providing access to The City and Heathrow (Elizabeth Line / Crossrail Line).

**Lounge (Reception)**

27' 11" x 18' 0" (8.51m x 5.49m) Front aspect window, laminate floor, radiator, opening onto

**Kitchen**

Rear aspect window and door to garden, range of eye and base level modern units, gas cooker point with extractor hood over, plumbing and space for washing machine, dishwasher, wall mounted boiler



**Bathroom**

Fully tiled, panel enclosed bath with shower, pedestal wash hand basin, low level WC, heated towel rail

**Shower Room**

Fully tiled, shower cubicle, pedestal wash hand basin, low level WC, heated towel rail

**Main Bedroom**

17' 7" x 12' 5" (5.36m x 3.78m) Two front aspect window, two radiators

**Bedroom 3**

17' 9" x 8' 9" (5.41m x 2.67m) Two rear aspect window, two radiators

**Bedroom 2**

18' 0" x 8' 8" (5.49m x 2.64m) Two rear aspect window, two radiators, two fitted wadrobes

**Bedroom 4**

12' 8" x 9' 9" (3.86m x 2.97m) Front aspect window, radiator

**Bedroom 5**

12' 6" x 7' 11" (3.81m x 2.41m) Front aspect window, radiator

**Garden**

