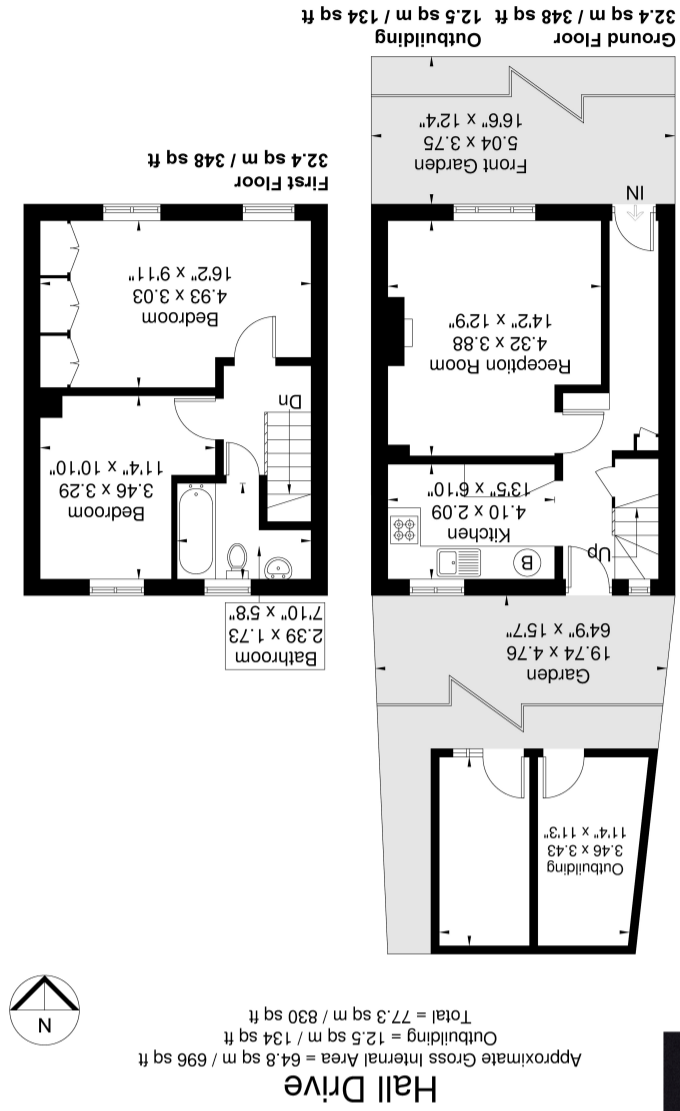


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	68
Potential	80

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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12 Hall Drive, Hanwell, London. W7 1AB.

£500,000

Situated on a quiet little known popular part of the Cuckoo Conservation area, Castle are pleased to offer this two bedroom mid terrace house offered to the market with no onward chain. The property's location means local amenities and shops are all within walking distance, as well as multiple bus services and Castle Bar Station (Overground). The property has been updated in recent times and offers spacious accommodation including two double bedrooms, large lounge and a modern kitchen and bathroom. Outside there is a larger than average South facing garden offering fantastic opportunity to extend (subject to planning permission). More benefits to name from the list of many include gas central heating and a useful garden outbuilding which could be an ideal home office.

Lounge

14' 2" x 12' 9" (4.32m x 3.89m) Front aspect double glazed window, laminate floor, radiator

Kitchen

13' 5" x 6' 10" (4.09m x 2.08m) Rear aspect double glazed window, range of eye and base level modern units with integrated gas hob with oven under and extractor hood over, stainless steel single drainer sink, plumbing and space for washing machine, laminate floor, radiator, wall mounted boiler

Bedroom 1

16' 2" x 9' 11" (4.93m x 3.02m) Two front aspect double glazed windows, fitted wardrobes, laminate floor, radiator

Bedroom 2

11' 4" x 10' 9" (3.45m x 3.28m) Rear aspect double glazed window, radiator, laminate floor

Bathroom

Rear aspect double glazed window, panel enclosed bath with shower, low level WC, pedestal wash hand basin, tiled walls, heated towel rail, laminate floor

Garden

South facing, patio area leading onto lawn with hedge and tree borders

Outbuilding

11' 4" x 11' 3" (3.45m x 3.43m) Useful space for home office or storage with power and light

