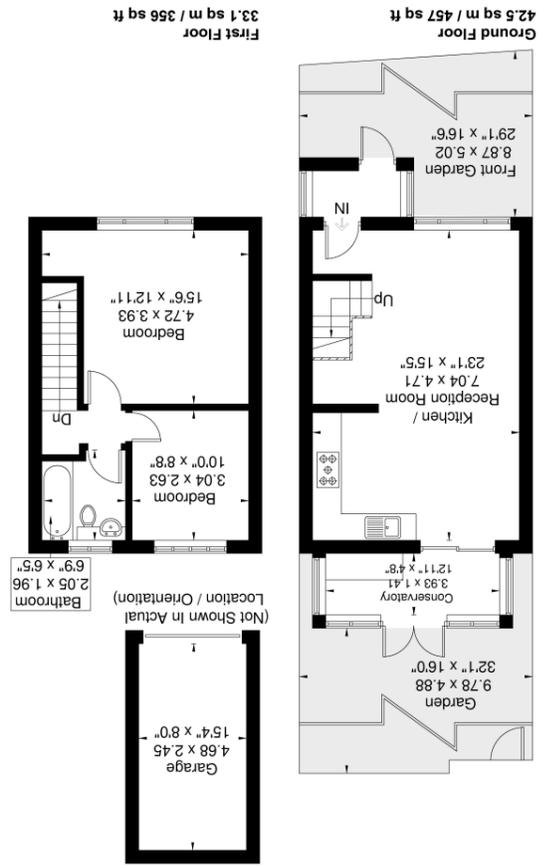


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	66
Potential	87

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale. © www.perspective.co.uk



6 Hopefield, Deans Road, London. W7 3PL.

£599,950

Refurbished to a high standard in recent years this family home is located literally a 'stone's throw' from Hanwell Broadway with its restaurants, bars, local shops and multiple bus links into Ealing Broadway. Also close by is Hanwell Elizabeth Line Station providing access to The City, Heathrow and Paddington.

The home offers bright and spacious accommodation through out with open plan living downstairs and a conservatory leading on to the private garden. Upstairs there are two double bedrooms and a modern bathroom. The property also benefits from a private garage to provide off street parking to the rear which has secured private gated access. The house is also being sold with no onward chain!

#### Open Plan Reception / Kitchen

23' 1" x 15' 5" (7.04m x 4.70m) Dual aspect double glazed windows, wood effect floor, radiators, spot lights, stairs to first floor

#### Kitchen

Large range of eye and base level units and island with wooden worktop, gas hob with extractor above and oven to the side, integrated dishwasher and fridge freezer, large sink with mixer tap,

#### Conservatory

12' 11" x 4' 8" (3.94m x 1.42m) Double glazed, plumbing and space for washing machine, wood floor

#### Bedroom 1

15' 6" x 12' 11" (4.72m x 3.94m) Front aspect double glazed windows, spot lights, radiator

#### Bedroom 2

10' 0" x 8' 8" (3.05m x 2.64m) Rear aspect double glazed windows, spot lights, radiator

#### Bathroom

6' 9" x 6' 5" (2.06m x 1.96m) Rear aspect double glazed frosted window, panel enclosed bath with shower, vanity wash hand basin, low level WC, heated towel rail, extractor fan, spot lights, tiled walls and floor

#### Garden

Mainly laid to lawn with patio area, flower bed borders, shed, rear gate leading to garage

#### Garage

Up and over door, Accessed via private gated service road

