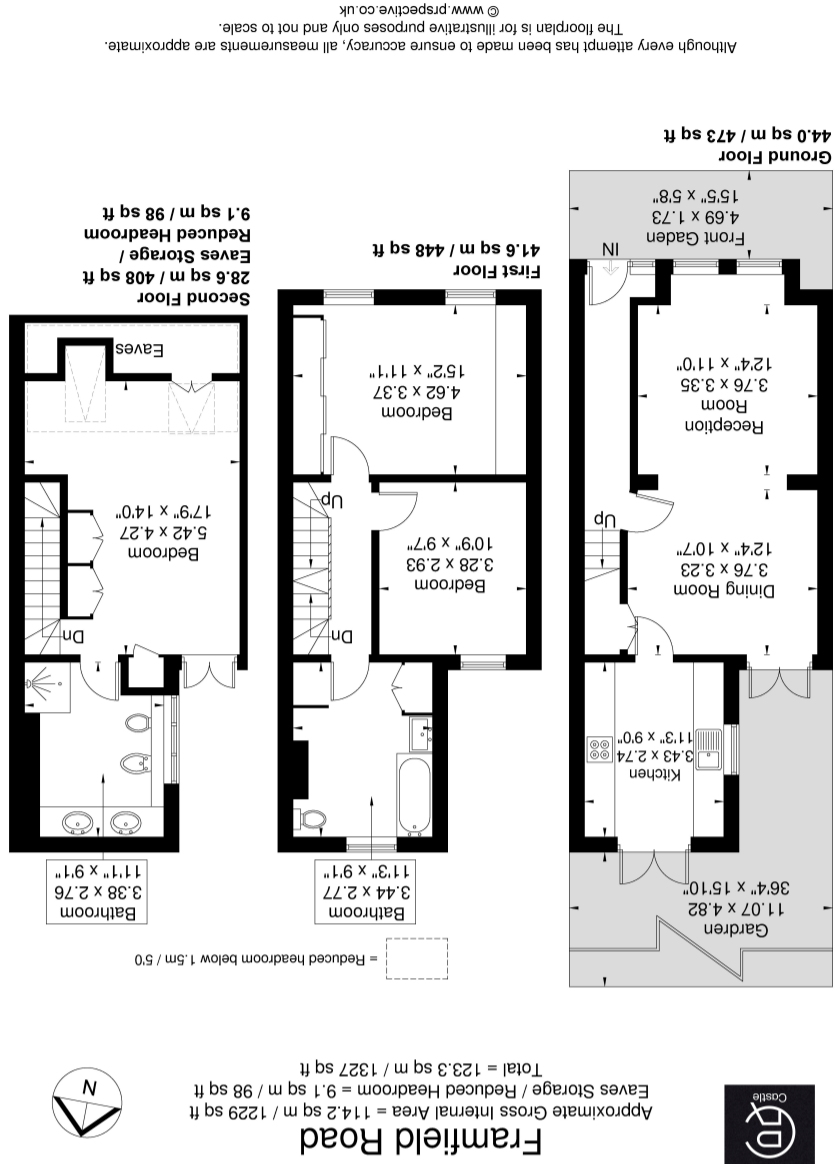


| England, Scotland & Wales | |
|---|-------------------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | Current Potential |
| A (92+) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |
| | 67 |
| | 73 |



77 Framfield Road, London. W7 1NQ.

£699,950

Beautifully presented three double bedroom family Victorian home with two large bathrooms, located on a popular road close to both Drayton Manor & Hobbayne Schools and a short walk to Hanwell BR Station.

Comprising of a spacious through lounge, modern fitted kitchen with underfloor heating, doors to lovely garden. Upstairs has two big double bedrooms, and a lovely and sizeable family bathroom. The loft has been converted to offer a stunning master bedroom with built in storage and luxurious en-suite with a his and hers, walk in showers and his & hers vanity units.

Through Lounge (Reception)

24' 8" x 11' 0" (7.52m x 3.35m) Front aspect double glazed window, two radiators, laminate floor, under-stairs cupboard, double glazed French doors to garden

Kitchen

11' 3" x 9' 0" (3.43m x 2.74m) Side aspect double glazed window, rear aspect French doors to garden, range of eye and base level units with lighting, one and half bowl sink, gas hob with oven under and extractor hood over, plumbing and space for dishwasher, heated tiled floor, spot lights

Bedroom 2

15' 2" x 11' 1" (4.62m x 3.38m) Two front aspect double glazed windows, fitted wardrobes, radiator

Family Bathroom

Rear aspect double glazed frosted window, panel enclosed bath, low level WC, pedestal wash hand basin, ample storage housing plumbing for washing machine, large airing cupboard housing boiler and water tank

Bedroom 3

10' 9" x 9' 7" (3.28m x 2.92m) Rear aspect double glazed window, radiator

Master Bedroom

17' 9" x 14' 0" (5.41m x 4.27m) Two front aspect velux windows, 'Juliet' balcony to the rear, fitted walk in wardrobes, two radiators

Large En Suite

His and Hers shower cubicles and vanity units, low level WC, bidet, heated towel rail, side aspect double glazed window

Garden

Decked area leading onto astro turf with shed

