





Situated in the heart of 'Hanwell Village', close to a good range of shops, bars and restaurants provided by Hanwell Broadway. The property is also a short walk from Hanwell Elizabeth Line Station providing access into The City, Paddington, Heathrow and beyond. Also moments from the green open space of Conolly Dell, Churchfield/Brent Lodge Parks and Brent Valley golf course.

The split level period conversion comprises of two double bedrooms, open plan living space and kitchen and a modern bathroom. The property is well presented throughout and also benefits from a long lease, gas central heating and double glazing throughout. The property would be an ideal first time buy or buy to let investment with the amenities and multiple transport links being so close by.

Open Plan Living Space

 $25'5" \times 10'3"$ (7.75m x 3.12m) Front aspect double glazed window, radiator, spot lights, wood floor, opening onto

Kitchen

Rear aspect double glazed window, range of eye and base level units with one and half bowl sink, gas hob with oven under and extractor hood over, plumbing and space for dishwasher and washing machine, spot lights, radiator

Bathroom

Front aspect double glazed window, panel enclosed bath , separate shower cubicle, low level WC, vanity wash hand basin, part tiled walls and floor, extractor fan

Bedroom 1

15' 8" \times 11' 3" (4.78m \times 3.43m) Dual aspect double glazed windows, radiator , storage into eaves, fitted wardrobe

Bedroom 2

11' 8" x 7' 11" (3.56m x 2.41m) Rear aspect double glazed window, radiator







