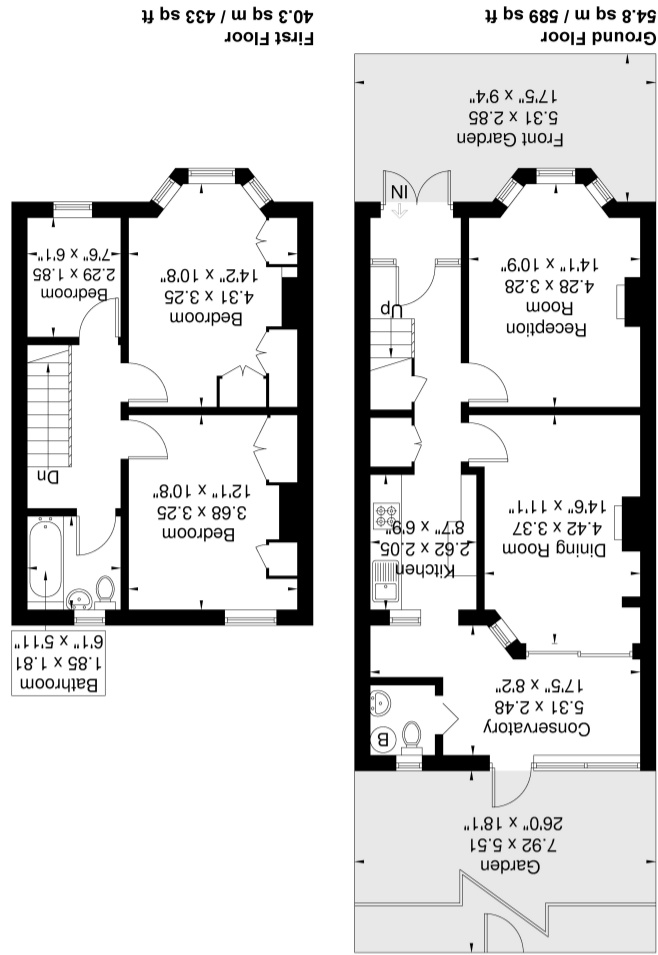


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	69
Potential	87

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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Deans Road
 Approximate Gross Internal Area = 95.1 sq m / 1022 sq ft



46 Deans Road, Hanwell, London. W7 3QB.

£775,000

Three bedroom Edwardian house located on a popular road just behind Hanwell Broadway. The property maintains some period features and briefly comprises three receptions including a conservatory, downstairs cloakroom, fitted kitchen. Upstairs are three good sized bedrooms and a bathroom. The house being sold with no onward chain also lends itself to further development with similar neighbour properties having extended into the loft and to the rear (subject to usual planning permissions).

Hanwell Broadway is a 'stone's throw' away with its numerous cafes, restaurants, day to day shopping facilities and supermarket. There are also a multitude of excellent local bus links, and the Hanwell Elizabeth Line and Boston Manor Piccadilly line tube stations are within easy reach, providing easy quick access to Paddington, Heathrow, The City and beyond!

Ground Floor

Reception

14' 1" x 10' 9" (4.29m x 3.28m) Front aspect bay window, stripped wood floors, feature fireplace, alcove storage and shelving, radiator

Dining Room

14' 6" x 11' 1" (4.42m x 3.38m) Patio doors to conservatory, feature fireplace, stripped wood floors, radiator

Kitchen

8' 7" x 6' 9" (2.62m x 2.06m) Rear aspect window and door to conservatory, range of eye and base level units with gas hob with oven under and extractor hood over, single drainer sink, tiled floor and splashback

Conservatory/Utility Room

17' 5" x 8' 2" (5.31m x 2.49m) Rear aspect windows and door to garden, tiled floor, plumbing and space for washing machine

Downstairs WC

1st Floor

Bedroom 1

14' 2" x 10' 8" (4.32m x 3.25m) Front aspect large bay window, radiator, extensive fitted wardrobes

Bedroom 2

12' 1" x 10' 8" (3.68m x 3.25m) Rear aspect window, radiator, fitted wardrobes

Bedroom 3

7' 6" x 6' 1" (2.29m x 1.85m) Front aspect window, radiator

Bathroom

Panel enclosed bath with shower, low level WC, pedestal wash hand basin, fully tiled bathroom, heated towel rail,

Garden

Mainly laid to lawn with flower bed borders, timber shed, rear gate

