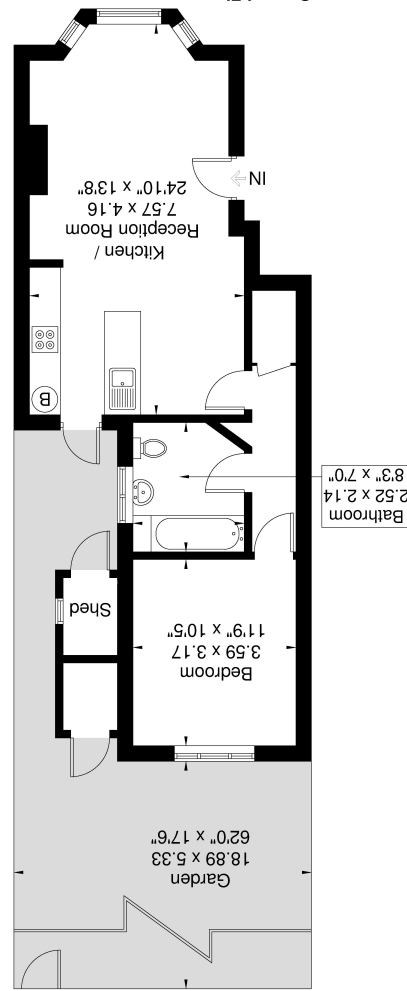


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	65
Potential	76
Energy Efficiency Rating	

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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Milton Road
 Approximate Gross Internal Area = 51.4 sq m / 553 sq ft
 (Excluding Shed)



Ground Floor 38 Milton Road, Hanwell, London. W7 1LF.

£425,000

Located just a short walk to Hanwell Elizabeth Line Station offering access into Central London , City and Heathrow, in the sought after 'Poets Corner'. This ground floor period conversion offers bright and spacious accommodation throughout, as well as the rare benefit of the rear South facing garden. Completely under its demise offering multitudinous options including potential to extend the property.

A large open plan living space greets you when you enter and to the rear is the double bedroom looking out onto the garden. The list of benefits continues with a huge lease and a share of the freehold, gas central heating, double glazing and a chain free sale.

Open Plan Reception

24' 10" x 13' 8" (7.57m x 4.17m) Front aspect double glazed bay window, two radiators, laminate floor, spot lights

Kitchen

Range or eye and base level units with single drainer stainless steel sink, electric hob with oven under and extractor hood over, plumbig and space for washine machine, spot lights

Bedroom

11' 9" x 10' 5" (3.58m x 3.17m) Front aspect double glazed bay window, radiator, laminate floor

Bathroom

8' 3" x 7' 0" (2.51m x 2.13m) Side aspect double glazed frosted window, panel enclosed bath, low level WC, pedestal wash hand basin

Garden

South facing completely private with rear access. Mainly laid to lawn

