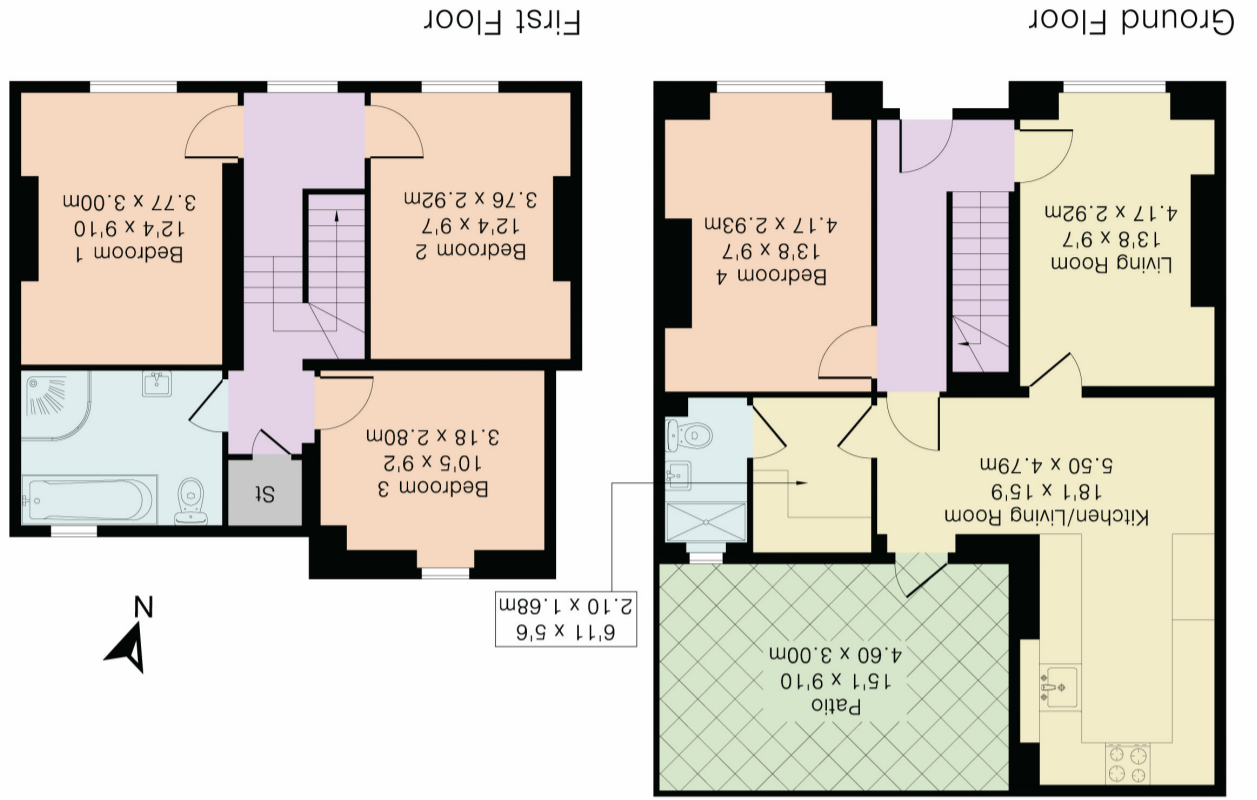


Energy Efficiency Rating	
Current	Potential
61	87
Very energy efficient - lower running costs A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Approximate Gross Internal Area 1165 sq ft - 108 sq m
 Ground Floor Area 638 sq ft - 59 sq m
 First Floor Area 527 sq ft - 49 sq m



10 Maunder Road, London. W7 3PN.

£750,000

We are delighted to offer to the market this spacious double fronted period family home situated in the very heart of Hanwell. Hanwell Broadway is literally a 'stones throw' away with its multiple cafe's, restaurants, day to day shopping and supermarket. There is also multiple bus links and Hanwell Elizabeth Line station and Boston Manor Piccadilly line tube station.

The house itself has been tenanted for a number of years and could do the next loving family bringing it back to its former glory. It still benefits from some period features and the spacious accommodation briefly comprises of three double bedrooms and family bathrooms on the first floor. With two receptions (one currently used as a fourth bedroom) and a kitchen/diner with a separate utility room and downstairs Shower room.

Reception One

13' 8" x 9' 7" (4.17m x 2.92m) Front aspect sash window, radiator, feature fireplace, wood floor with a door to the kitchen/breakfast area.

Reception Two

13' 8" x 9' 7" (4.17m x 2.92m) Front aspect sash window, radiator, wood floor, currently used as a

Kitchen / Diner

18' 1" x 15' 9" (5.51m x 4.80m) Range of eye and base level Häcker units with single drainer sink, Rangemaster cooker, LG American fridge/freezer, Bosch dishwasher and large, UV-protected roof-light, spot lights and tiled floor

Utility Room

6' 11" x 5' 6" (2.11m x 1.68m) Plumbing and space for washing machine, tumble drier and plentiful work-surface. Wall mounted boiler, leading to

Downstairs Shower Room

Rear aspect double glazed window, shower cubicle, low level WC, vanity wash hand basin, tiled walls and floor

Bedroom One

12' 4" x 9' 10" (3.76m x 3.00m) Front aspect sash window, radiator

Bedroom Two

12' 4" x 9' 7" (3.76m x 2.92m) Front aspect sash window, radiator

Bedroom Three

10' 5" x 9' 2" (3.17m x 2.79m) Rear aspect double glazed window, radiator

Bathroom

with roll-top bath, toilet, basin, separate shower and mirrored wall cabinet.

Garden

South facing, Mainly paved.

