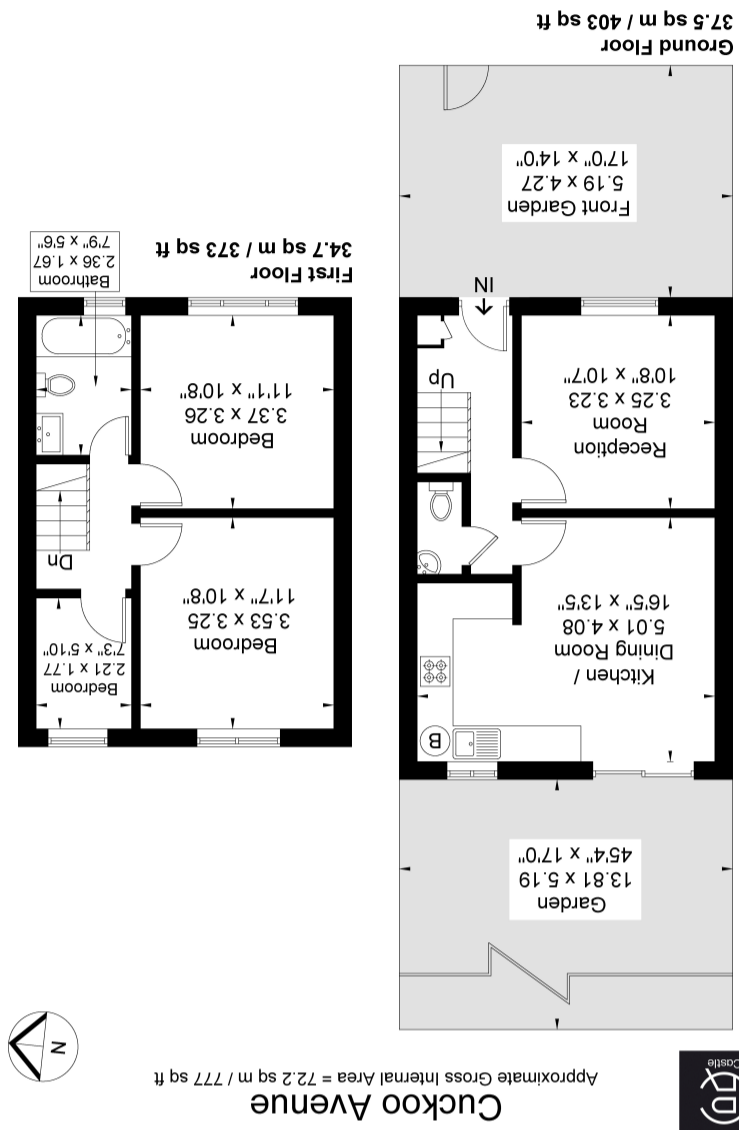


The floorplan is for illustrative purposes only and not to scale. Although every attempt has been made to ensure accuracy, all measurements are approximate.



106 Cuckoo Avenue, London. W7 1BN.

£525,000

Three bedroom family home is situated on a sought after tree lined avenue on the Cuckoo in Hanwell. The home is offered to the market with no onward chain. Downstairs there is a large family room by a reception open plan with a fitted kitchen, separate lounge and downstairs cloakroom. Three good sized bedrooms and a bathroom upstairs. Outside is off street parking to the front and a private mature garden to the rear.

The property's location mean a short walk to multiple bus routes and Hanwell Station for direct access to Ealing Broadway and Paddington(Elizabeth Line). Also close by are the many local shops, convenience supermarket and restaurants provided by the Greenford Avenue.

Lounge (Reception)

10' 8" x 10' 7" (3.25m x 3.23m) Front aspect double glazed window, radiator, wood floor

Downstairs WC

Kitchen / Dining Room

16' 5" x 13' 5" (5.00m x 4.09m) Rear aspect patio doors and window, radiator, wood floor, opening onto kitchen with range of eye and base level units, gas hob with oven under, single drainer sink, plumbing and space for washing machine, wall mounted boiler

Bedroom 1

11' 1" x 10' 8" (3.38m x 3.25m) Front aspect double glazed window, radiator

Bedroom 3

7' 3" x 5' 10" (2.21m x 1.78m) Rear aspect double glazed window, radiator

Bedroom 2

11' 7" x 10' 8" (3.53m x 3.25m) Rear aspect double glazed window, radiator

Bathroom

Front aspect double glazed window, panel enclosed bath with shower, low level WC, hand wash basin, tiled walls and floor

Garden

Patio area leading onto lawn with mature trees and shrubs, outside tap

