



40a Gifford Gardens, Hanwell, London. W7 3AN.

£299,950

Castle are pleased to offer this spacious first floor one bedroom garden flat situated on a popular residential road. A short walk away are a good range of local shops, supermarket, bus services. Hanwell Elizabeth Line Station is also not far which provides regular services into central London.

The maisonette offers bright and spacious accommodation throughout and presented well to the market. Any interested parties should contact ourselves the sole agents. With added benefits including double glazing, gas central heating and no onward chain.

#### Reception

14' 4" x 11' 5" (4.37m x 3.48m) Two front aspect double glazed windows, fitted cupboard, radiator, feature fireplace

#### Bedroom

11' 10" x 10' 11" (3.61m x 3.33m) Rear aspect double glazed window, fitted cupboard, radiator

#### Kitchen

11' 4" x 7' 5" (3.45m x 2.26m) Rear and side aspect double glazed window, eye and base level units with stainless steel single drainer sink, gas cooker point, fitted larder cupboard, radiator, wall mounted boiler

#### Bathroom

Two side aspect double glazed windows, panel enclosed bath, low level WC, pedestal wash hand basin, part tiled walls

#### Garden

Mainly laid to lawn

