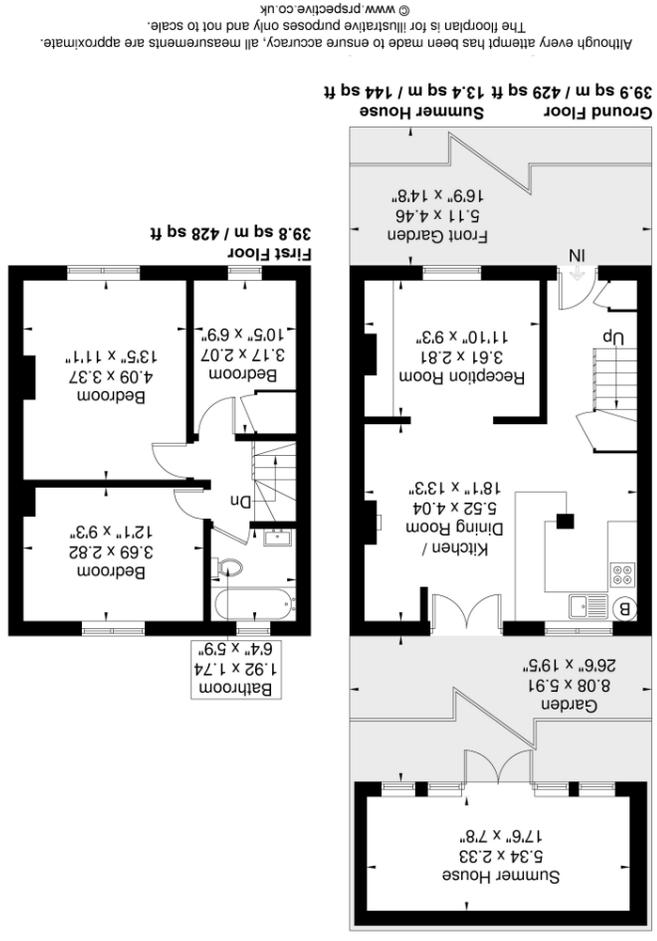


Energy Efficiency Rating	
Current	Potential
74	80
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	



**Cuckoo Avenue**  
 Approximate Gross Internal Area = 79.7 sq m / 858 sq ft  
 Summer House = 13.4 sq m / 144 sq ft  
 Total = 93.1 sq m / 1002 sq ft



Castle Residential are delighted to present this beautifully presented three-bedroom family home, set along a popular tree-lined avenue in a well-established residential pocket of Hanwell, West London. Offering approximately 858 sq ft of internal accommodation plus an impressive 144 sq ft summer house (over 1,000 sq ft in total), the property blends modern open-plan living with generous outdoor space. The ground floor has been thoughtfully arranged to create a bright and sociable layout.

To the front, the reception room (11'10 x 9'3) provides a comfortable and stylish living space with bespoke cabinetry and attractive wood flooring. To the rear, the home opens into a superb kitchen/dining room (18'1 x 13'3), forming the heart of the property. The contemporary shaker-style kitchen offers ample worktop space, integrated appliances and a central island/breakfast bar, flowing naturally into the dining area. Double doors lead directly onto the garden, allowing natural light to flood the space and making it ideal for entertaining.

The first floor comprises three well-proportioned bedrooms. The principal bedroom (13'5 x 11'1) is a generous double, complemented by a second double bedroom (12'1 x 9'3) and a third bedroom (10'5 x 6'9) which would suit a nursery, home office or guest room. A modern family bathroom (6'4 x 5'9) completes the accommodation.

Externally, the rear garden (approximately 26'6 x 19'5) offers a combination of decking and patio space, perfect for outdoor dining and summer gatherings. At the rear sits a substantial summer house (17'6 x 7'8), ideal as a home office, gym or studio. The front garden (16'9 x 14'8) enhances the property's kerb appeal and provides a welcoming approach.

Cuckoo Avenue is particularly sought-after for its quiet, tree-lined setting while remaining close to excellent amenities. Hanwell Elizabeth Line station is within easy reach, providing fast and direct access into Central London, the City and Canary Wharf. Local shops, cafés and everyday conveniences are nearby, along with regular bus routes offering simple connections to Ealing Broadway, Acton and surrounding areas.

#### Reception

11' 10" x 9' 3" (3.61m x 2.82m)

#### Kitchen / Family Room

18' 1" x 13' 3" (5.51m x 4.04m)

#### Bedroom 1

13' 5" x 11' 1" (4.09m x 3.38m)

#### Bedroom 2

12' 1" x 9' 3" (3.68m x 2.82m)

#### Bedroom 3

12' 1" x 9' 3" (3.68m x 2.82m)

#### Bathroom

6' 4" x 5' 9" (1.93m x 1.75m)

#### Summerhouse

17' 6" x 7' 8" (5.33m x 2.34m)

