



Laurie Road  
 Approximate Gross Internal Area = 66.4 sq m / 714 sq ft



47 Laurie Road, Hanwell, London. W7 1BL.

£550,000

Offered to the market with no onward chain is this well presented three double bedroom mid terraced family home situated on the popular Cuckoo Conservation Area. The property's location means local shops and transport services are all close by including bus services and Hanwell Elizabeth Line station providing direct access across London.

The property itself comprises of a good sized reception, fitted kitchen, downstairs bathroom. Upstairs are three double bedrooms and a large private rear garden. The property also benefits from a driveway to the front for two cars and having permission previously in the past for a rear extension.

#### Reception

13' 4" x 11' 7" (4.06m x 3.53m) Front aspect double glazed window, laminate floor, feature fireplace, radiator

#### Kitchen

11' 7" x 7' 10" (3.53m x 2.39m) Rear aspect double glazed window, range of eye and base level units with stainless steel single drainer sink, gas hob with oven under and extractor hood over, plumbing and space for washing machine, rear aspect door to garden

#### Bathroom

Rear aspect double glazed frosted window, panel enclosed bath with shower attachment, low level wc, wall mounted sink, radiator

#### Downstairs Cloakroom

Low Level WC, tiled walls

#### Bedroom 1

17' 9" x 9' 1" (5.41m x 2.77m) Two front aspect double glazed windows, radiator, fitted wardrobes

#### Bedroom 2

10' 8" x 9' 2" (3.25m x 2.79m) Rear aspect double glazed window, radiator

#### Bedroom 3

8' 4" x 7' 7" (2.54m x 2.31m) Rear aspect double glazed window, radiator

#### Garden

Mainly laid to lawn with two singled areas, shed

