





Three bedroom family home situated on a quiet cul-de-sac situated in one of Hanwell's desired roads, in the 'Poets Corner' area. Falling within the sought after Drayton Manor and Hobbayne catchment, its location offers local shops, restaurants, parks and open spaces close by with the Bunny Park and Brent Valley Golf Club. Transport links are also moments away with regular bus services, both Drayton Green and Hanwell Main Line stations with (with forthcoming Crossrail) at hand offering access to Ealing, Heathrow and Paddington. the property itself is well presented throughout with a large lounge/diner leading onto the fitted kitchen. Upstairs are three bedrooms and a bathroom, outside you have a private rear garden and a garage located in a block, moments away. The property is also being sold with NO CHAIN.

Lounge / Diner

20' 7" x 13' 9" (6.27m x 4.19m) Front aspect double glazed window, two radiators, under stairs cupboard, wood floor, leading to

Kitchen

13' 9" x 7' 6" (4.19m x 2.29m) Rear aspect double glazed window and door, range of eye and base level units with integrated gas hob with oven under and extractor hood over, one and half bowl single drainer sink, plumbing and space for washing machine, wall mounted boiler, larder cupboard

Bedroom 1

11' 2" x 10' 6" (3.40m x 3.20m) Front aspect double glazed window, radiator, fitted wardrobes

Bedroom 2

10' 7" x 6' 5" (3.23m x 1.96m) Rear aspect double glazed window , radiator, fitted wardrobe

Bedroom 3

9' 6" x 7' (2.90m x 2.13m) Rear aspect double glazed window, radiator



Bathroom

Panel enclosed bath with electric shower, vanity wash hand basin, low level WC, part tiled walls, radiator, vinyl floor

Garage

Garden to the rear is mainly laid to lawn with shrub borders, outside tap
Private Garage located in block at the end of the road