



Uxbridge Road , Hanwell, W7 3TB

WONDERFULLY PRESENTED 3 bedroom house ideal for a first time buyer / investment with potential for a loft conversion stpp, parking, large rear garden & walking distance to Hanwell station (Cross Rail Line).

Asking Price £600,000

178 Uxbridge Road , Hanwell, W7 3TB

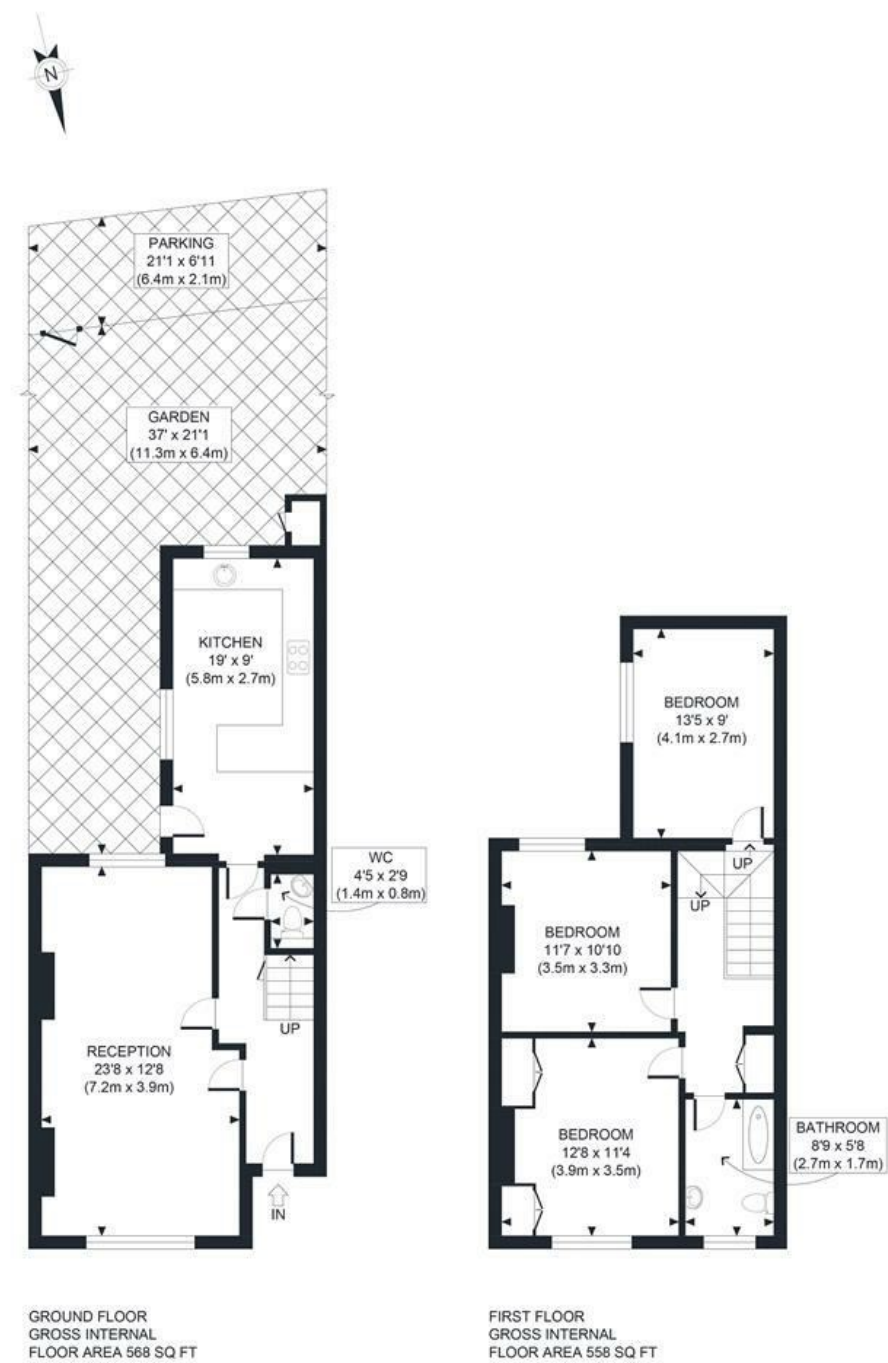


- Spacious 3 bedroom family house
- Through lounge
- Allocated parking to the rear
- Viewings are highly recommended
- 3 double bedrooms
- Large fully equipped kitchen with breakfast bar
- Modern family bathroom
- Fantastic condition throughout
- Rear garden with part patio & lawn
- Ideal for a family





Floor Plan



APPROX. GROSS INTERNAL FLOOR AREA 1126 SQ FT / 105 SQM
Ref: Copyright **photoplan**
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	