



51 Milton Road , Hanwell, W7 1LQ

Spacious and deceptively large 4 bedroom family home situated in the highly desirable Poet's Corner in Hanwell. With substantial living space & potential for a loft conversion & rear extension stpp.

Offers In Excess Of £800,000

51 Milton Road

, Hanwell, W7 1LQ

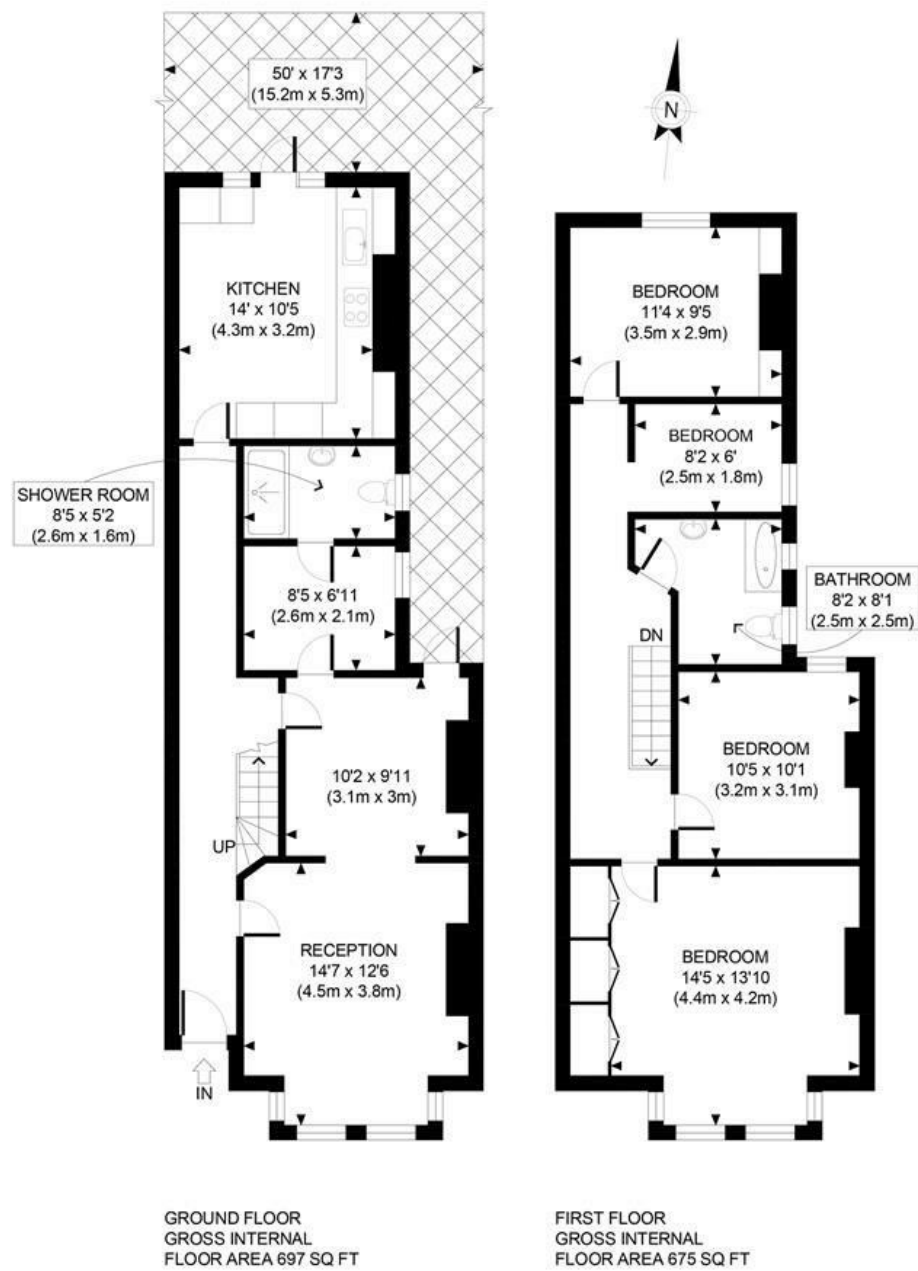


- Deceptively large 4 bedroom family house
- Potential for a loft conversion & rear extension stpp
- Walking distance to Hanwell station, forming part of Cross rail
- Ideal family home
- Desirable location
- 50ft rear garden
- Hobbayne primary and Drayton Manor secondary schools
- 3 reception rooms
- 2 bathrooms
- Viewings highly recommended





Floor Plan



APPROX. GROSS INTERNAL FLOOR AREA 1372 SQ FT / 127 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	