







## About the property

What the owner loves: ❤️

We've loved living on Cuckoo Avenue for the past few years. We were first attracted to the period features of the property which give it its charm and the outlook from the front and back of the house, in particular, we like the tree-lined avenue. The location is lovely for families or couples with lots of great walks; you can choose from local walks to the park or we often go down to the canal and tie in a pub lunch!

The proximity to Hanwell tube station has made it very easy to meet friends in central London. We've taken the decision to move closer to family and so it's time for another couple or young family to enjoy all that this property and its surroundings have to offer.



### Key features

- Refurbished Freehold House
- Wonderful Parks Nearby
- Fantastic Spec Throughout
- Downstairs Powder Room
- Stylish Fitted Kitchen
- Modern Family Bathroom
- Wide Tree-Lined Street
- End of Terrace / Corner Plot

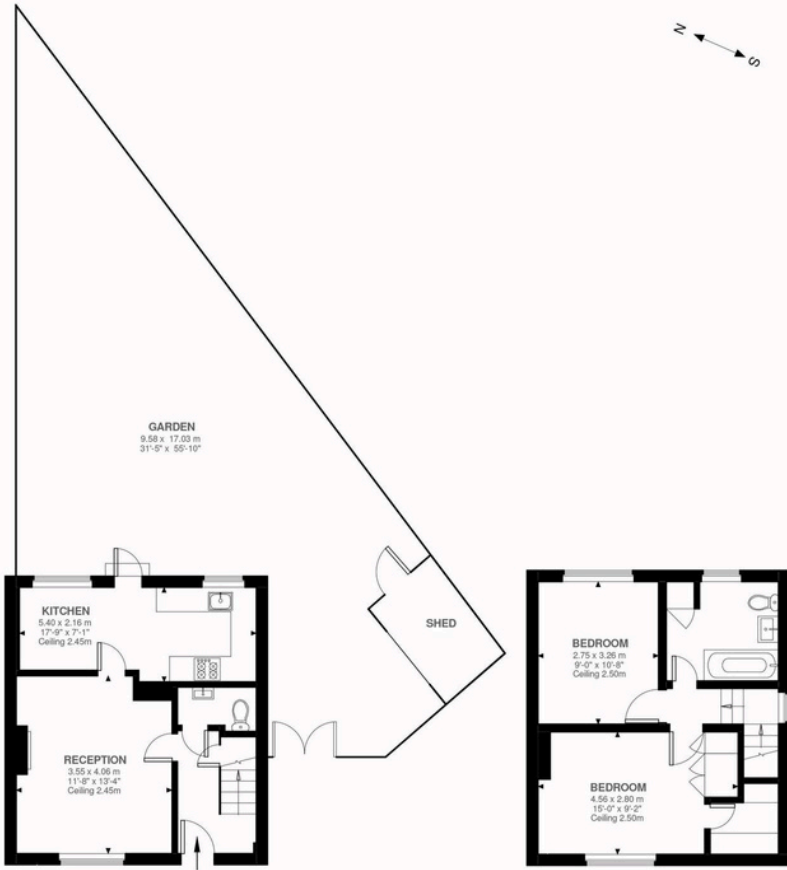
### Material information

- Tenure - **Freehold**
- Council Tax - **Band B**
- Guide Price - **£550,000**



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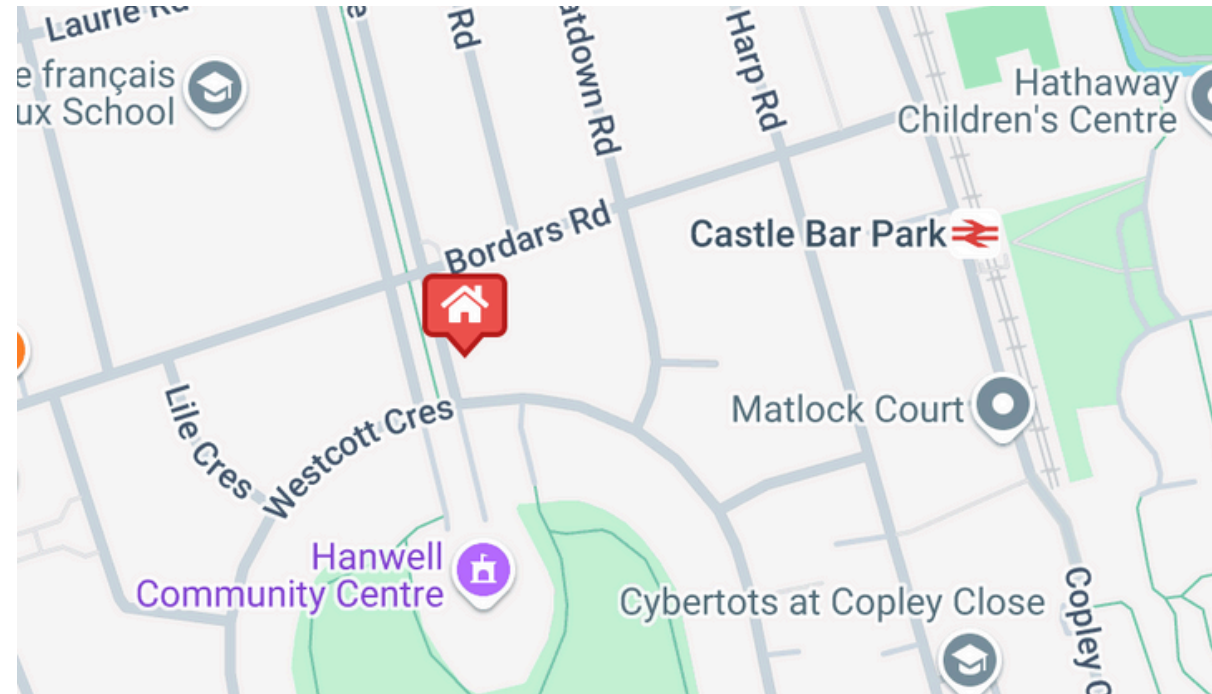


Ground Floor  
363 ft<sup>2</sup>

First Floor  
374 ft<sup>2</sup>

Cuckoo Avenue, W7  
Approximate Gross Internal Area  
68.42 SQ.M / 736 SQ.FT

Illustration for identification purposes only. Not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		38	
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			