


## 45 Hazelmere Drive, Ealing, Northolt, UB5 6UT

Guide Price £330,000



 2 Bedrooms

 1 Bathroom

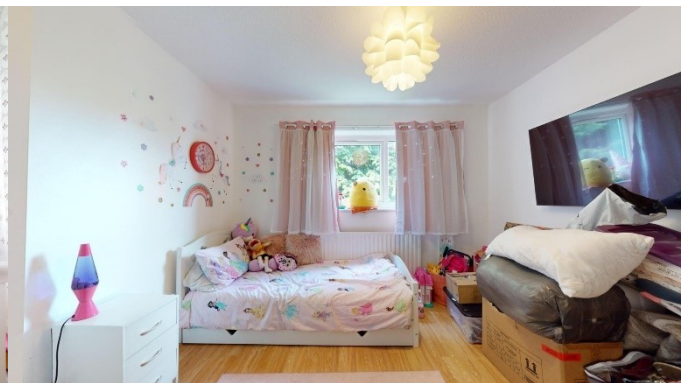
 1 Reception Room

### Property Description

- Large two double bedrooms
  - New Boiler installed
- Immaculate Presentation
  - Off Street Parking
  - Sought After Location
- Wooden Flooring throughout

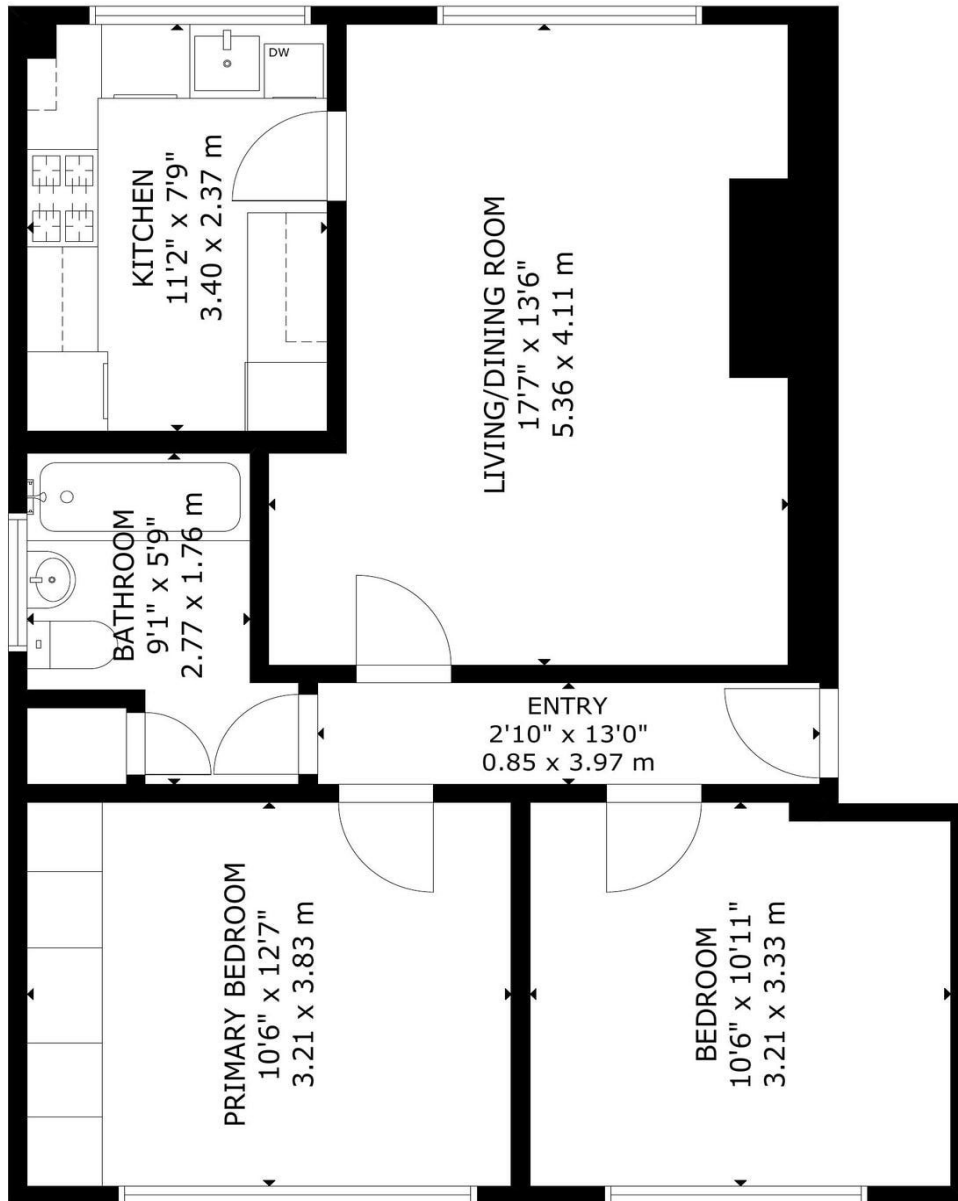
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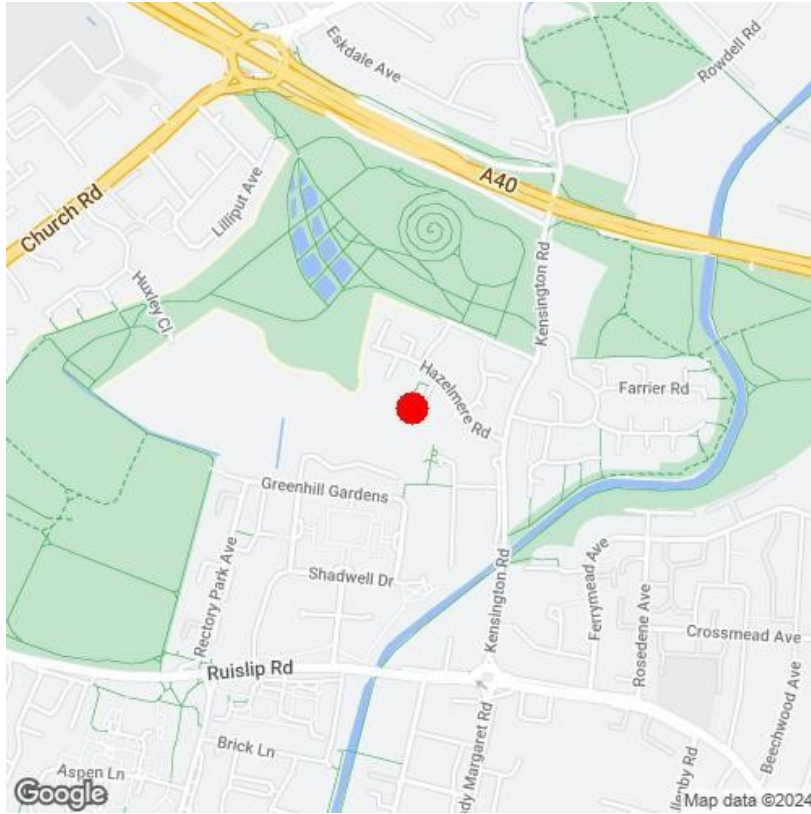
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GROSS INTERNAL AREA  
TOTAL: 64 m<sup>2</sup>/689 sq ft  
FIRST FLOOR: 64 m<sup>2</sup>/689 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

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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>	69	73
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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