



**£700,000**

**Cowper Road, Hanwell, W7**



- 3 Bedrooms
- Detached
- Solar Panels
- Opportunity To Extend
- Side Access
- Close To Elizabeth Line

A unique, 3 bedroom, detached, family home located on a quiet residential road in Poets corner close to the Elizabeth Line. The property which has benefited from recent works by the current owner and is offered in good decorative condition with accommodation comprising storm porch, kitchen, reception room and dining room with views onto the rear garden. The first floor offers 3 bedrooms and family bathroom. Further benefits include an opportunity to convert the loft space subject to the usual planning consents, front garden and delightful mature private rear garden with shed and side access. Cowper Road is a perfect location for Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, excellent schools, parks, shops, bus routes and road networks.



# Cowper Road, London, W7 1EJ

Approximate Gross Internal Area (Excluding Shed)

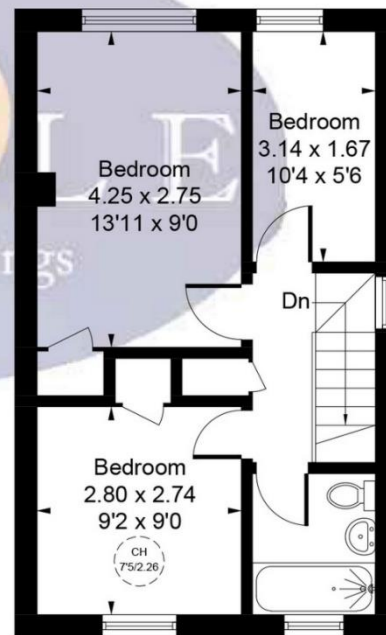
88.04 sq m / 948 sq ft

Reduced Headroom = 0.28 sq m / 3 sq ft

Total = 88.32 sq m / 951 sq ft



CH = Ceiling Height  
 = Reduced headroom below 1.5m / 5'0"



**First Floor**  
 35.71 sq m / 385 sq ft

**Ground Floor**  
 52.33 sq m / 563 sq ft

**Reduced Headroom**  
 0.28 sq m / 3 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.

## EPC Rating D

