



## 9 Maudesville Cottages, London, W7 3TE Offers in excess of £485,000

Goodmove present this three bed end terrace house for sale on Maudesville Cottages, London, W7.

The property is situated 10 minutes from Hanwell station which provides direct access to London Paddington in as little as 14 minutes. Well positioned for Ealing Broadway, the development provides easy access to a major west London shopping destination. With the M25 within easy reach via the M4, Heathrow and Gatwick airports are also in close proximity.

On the ground floor, the property opens via a welcoming porch into a bright reception room, ideal for both relaxing and entertaining. To the rear, a separate kitchen provides ample workspace and storage, with direct access through to a well-appointed family bathroom.

The first floor comprises a generous principal bedroom with good natural light, alongside a second well-sized double bedroom. A central landing connects the rooms and provides access to the staircase leading upwards.

The second floor features a further bedroom, perfect as a guest room, home office, or nursery, along with useful eaves storage space, maximizing practicality within the home.

The property would benefit from some modernisation making it an ideal choice for first-time buyers, small families, or those seeking a well-located London home with flexible living accommodation.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



**Disclaimer**

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. 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.
- 4. 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 finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

