

# Rolfe East



Cuckoo Avenue, Hanwell, W7 1BW

£675,000 Freehold

- Beautifully extended family home
- Chain free sale
- Lovely front and rear gardens
- Stunning kitchen/diner
- Walking distance to stations
- Four bedrooms
- Two bathrooms
- Three toilets
- Freehold
- Must be viewed



A beautifully presented and generously extended four-bedroom, two-bathroom family home, situated on the highly sought-after boulevard-style Cuckoo Avenue.

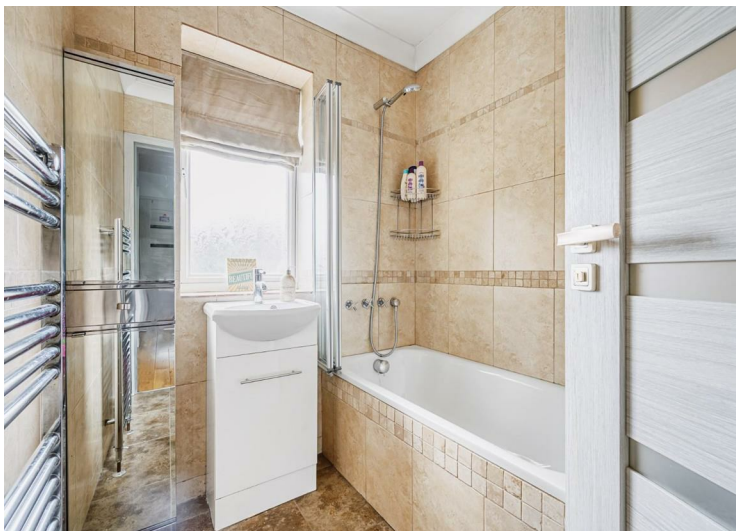
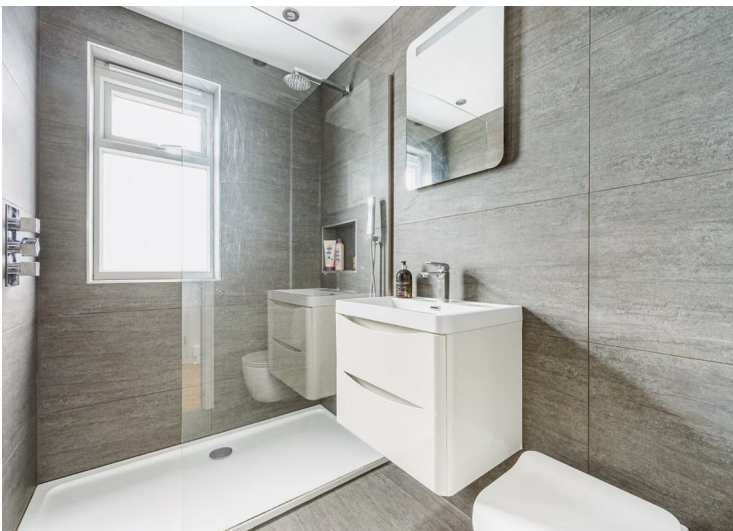
The property makes a strong first impression with beautifully landscaped front garden and a modern entrance door, leading into a welcoming hallway that offers abundant storage and access to a convenient downstairs cloakroom/WC. The accommodation flows seamlessly into a stunning open-plan living space, featuring a through lounge and an extended kitchen/dining area with a striking island/breakfast bar. The bespoke, contemporary kitchen offers ample space for a large dining table. On the first floor, the stylish design continues with three generously sized bedrooms and a family bathroom. The top floor is home to a beautiful master suite, complete with an en-suite shower room and a study that's perfect for a dedicated home office. Outside, the property boasts well-maintained gardens to both the front and rear. Ideal for a growing family, this spacious home offers plenty of living space, three toilets, and is being offered for sale with no onward chain. A must-see!

Cuckoo Avenue is a family-friendly, community-oriented street, ideally situated for excellent transport links. A local train station is just a few minutes' walk away, offering easy access to central connections, while the A40, M40, and A406 are a short drive. Both Hanwell and West Ealing stations, with the Elizabeth Line and mainline services, are within walking distance, and there are regular bus routes to Ealing Broadway. The property is within easy reach of several well-regarded schools and nurseries, including the outstanding Brentside Primary, Hobbayne, St Mary's Primary and the L'école Primaire André Malraux French school. Additionally, there are playgrounds and beautiful parks just a short walk away, providing plenty of outdoor space for families to enjoy.









# Cuckoo Avenue

Approximate Gross Internal Area = 120.3 sq m / 1293 sq ft

Eaves / Reduced Headroom = 10.1 sq m / 108 sq ft

Total = 130.4 sq m / 1401 sq ft



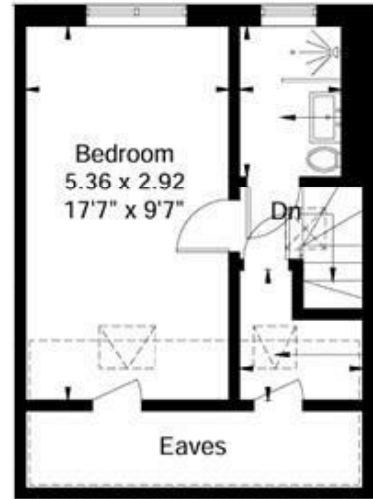
**Ground Floor**

**59.8 sq m / 643 sq ft**

Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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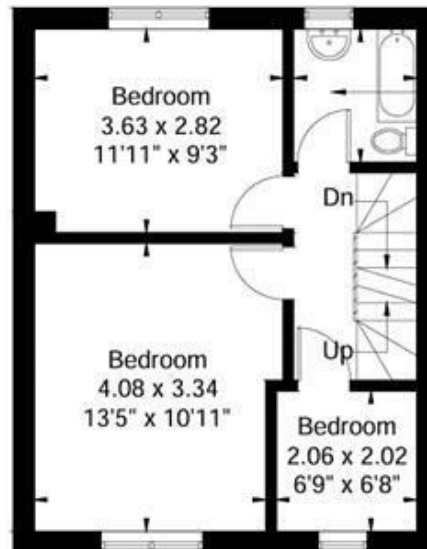


**Second Floor**

**21.6 sq m / 232 sq ft**

**Eaves / Reduced Headroom**

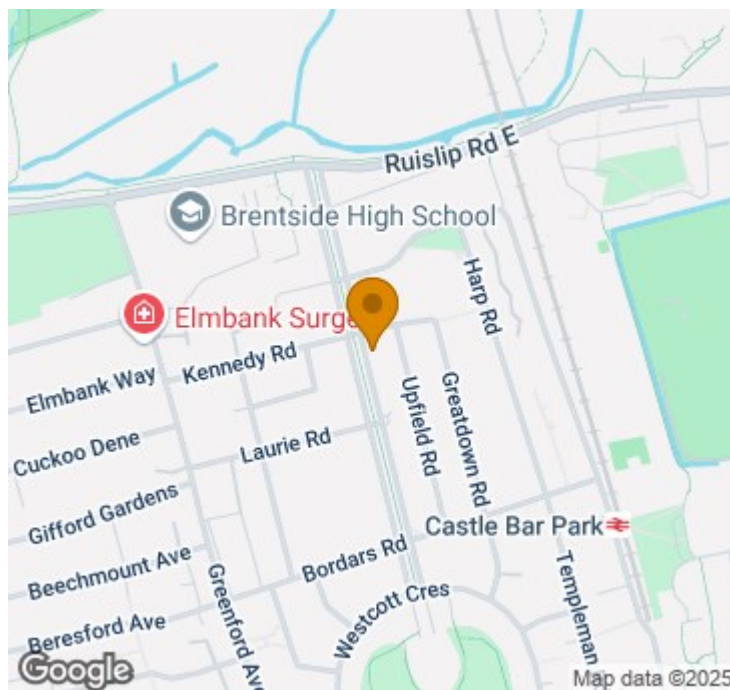
**10.1 sq m / 108 sq ft**



**First Floor**

**38.9 sq m / 418 sq ft**





## 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>		
(55-68) <b>D</b>	<b>61</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



**EPC Rating: D**