

**Recently Refurbished  
Huxley Gardens  
London NW10 7DX  
£975,000 Freehold**

**haart**  
EALING

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Ref: HRT013508627



This fantastic, five bedroom, family home has come to the market in the popular Hanger Lane area.

- **Semi Detached**
- **Five Bedrooms**
- **Open Plan Living Area**
- **Three Bathrooms**
- **Recently Refurbished**
- **Private Rear Garden**



### **Entrance Hall**

Staircase to first floor, doors leading to

### **Reception Room 11'8 x 13'7**

Double glazed window to front, radiator, powerpoints

### **Bedroom**

Double glazed window to front, radiator, powerpoints

### **Separate WC**

Low level WC, hand wash basin

### **Kitchen/Living Area 24'7 x 31'11**

Double glazed window to rear, by-folding doors leading to garden, radiator, a range of eye and wall based units, space for fridge/freezer, plumbing for washing machine, sink and drainer, hob and oven, powerpoints

### **First Floor Landing**

Staircase to second floor, double glazed window to side, doors leading to

### **Bedroom 10'7 x 14'1**

Double glazed window to front, radiator, powerpoints

### **Ensuite**

Double glazed window to front, low level WC, hand wash basin, shower, heated towel rail

### **Bedroom 10'8 x 10'7**

Double glazed window to rear, radiator, fitted wardrobes, powerpoints

### **Bathroom**

Double glazed window to rear, panel enclosed bath with shower over, storage cupboard, low level WC, hand wash basin, heated towel rail

### **Second Floor Landing**

Velux window, doors leading to

### **Bedroom 10'7 x 11'10**

Velux windows to front, radiator, fitted wardrobes, powerpoints

### **Bedroom 8'7 x 11'2**

Double glazed window to rear, radiator, fitted wardrobes, powerpoints

### **Shower Room**

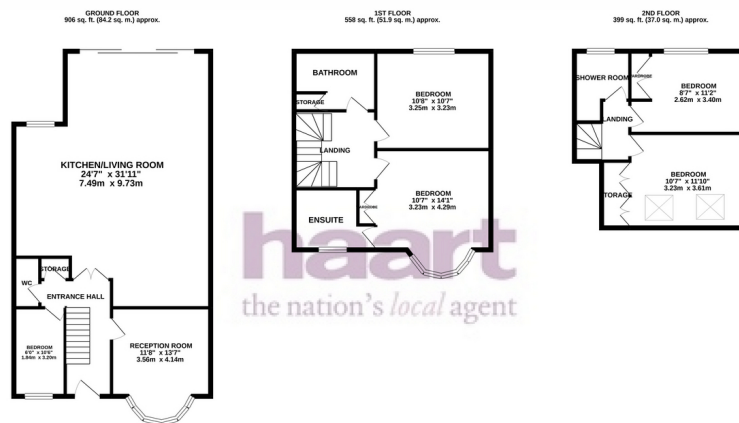
Double glazed window to rear, shower, low level WC, hand wash basin, heated towel rail

### **Rear Garden**

Patio area, mostly laid to lawn, access to outbuilding

### **Front Garden**

Paved for off street parking



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TOTAL FLOOR AREA: 1863 sq. ft. (173.1 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, column and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

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

### Environmental (CO<sub>2</sub>) Impact Rating

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

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