



## Laurel Gardens, London, W7 3JG

- Victorian Terrace House
- Gas Central Heating
- Through Dining Room/Kitchen
- Private Front & Rear Garden with Outside Storage
- Close to Local Amenities, Transport Links (Elizabeth Line) & 'Bunny Park'
- Four Bedrooms
- Three separate Receptions
- Street Parking
- Hanwell Village
- EPC Rating: TBC /Council Tax: E

**£699,950**



# Laurel Gardens, London, W7 3JG

## DESCRIPTION

Located in a quiet, sought-after pocket of Hanwell Village, this charming Victorian-style terrace is perfect for those seeking a house they can truly make their own. The property offers generous living space, including three bright reception rooms and bedrooms—ideal for a growing family.

Outdoor space is provided by a small, manageable rear garden, while the wide-open spaces of Hanwell's renowned "Bunny Park" are just a short walk away. With excellent local schools and the frequent bus routes of Uxbridge Road nearby, this home is perfectly positioned for convenience and community.

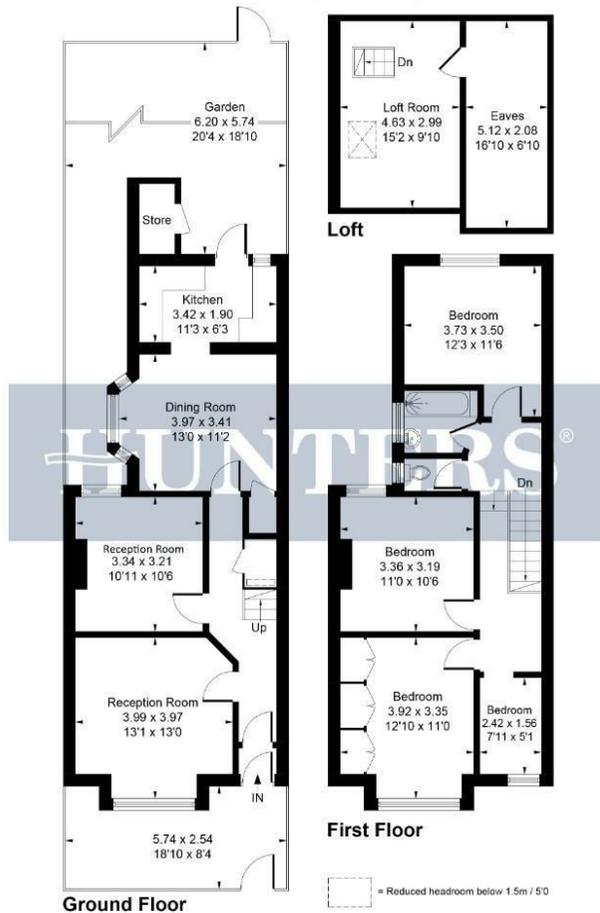
Early viewing is highly recommended to appreciate the scope and potential on offer.

EPC Rating: TBC /Council Tax: E





Approximate Gross Internal Area (Including Store) = 114.95 sq m / 1237 sq ft  
 Loft (Excluding Eaves) = 13.95 sq m / 150 sq ft  
 Total = 128.90 sq m / 1387 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.

Produced for Hunters

### Viewings

Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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>			
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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