



**Moreton Avenue, Isleworth, TW7 4NW**

**Guide Price £550,000**

Situated in this popular cul-de-sac location is this four bedroom extended family home. The accommodation comprises two separate reception rooms, kitchen, downstairs cloakroom/shower room, on the first floor four bedrooms, family bathroom/shower room. The property benefits from double glazed windows, central heating, rear garden and driveway with off street parking.

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**Entrance Hallway**

Laminate flooring, power point.

**Cloakroom/Shower Room**

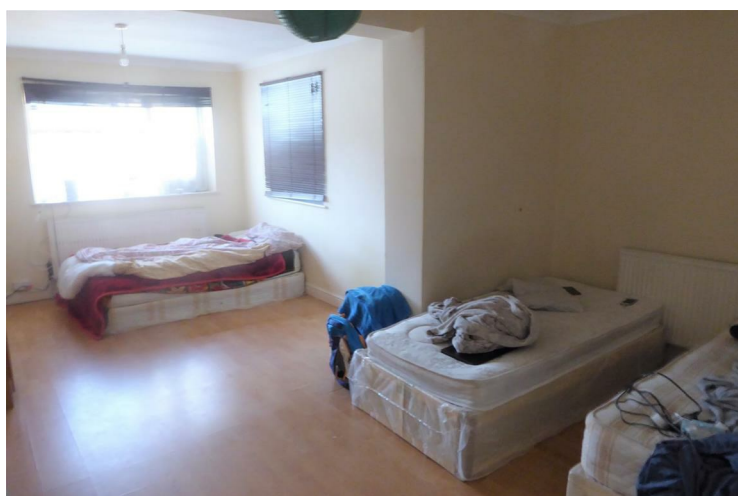
Low level w.c, shower cubicle, cupboard housing boiler.

**Reception One**



Front aspect double glazed window, radiator, laminate flooring, radiator.

**Reception Two**



Side aspect double glazed window, radiator, laminate flooring.

**Kitchen**



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, space for washing machine, part tiled walls, rear aspect double glazed window, double glazed door to gardens.

**First Floor Landing**

Radiator, doors to rooms.

**Bedroom One**



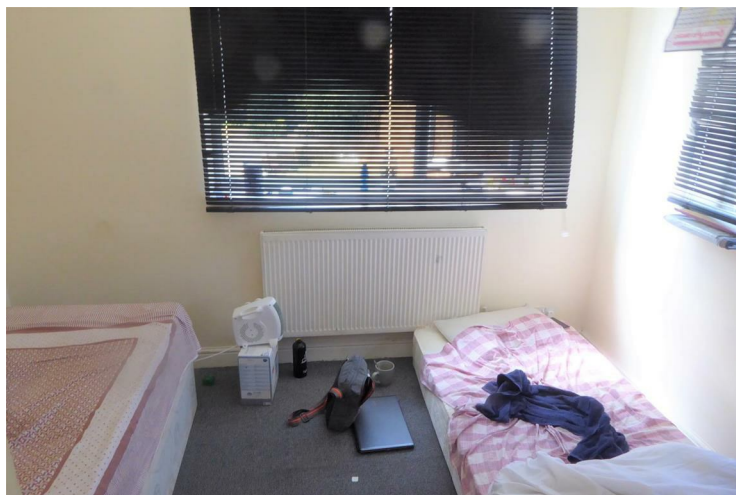
Front aspect double glazed window

**Bedroom Two**



Front aspect double glazed window

**Bedroom Three**



Side and rear aspect double glazed window, radiator.

### Bedroom Four



Rear aspect double glazed window, radiator.

### Bathroom



Panel enclosed bath, low level w.c, pedestal wash hand basin, shower cubicle.

### Outside

#### Rear Garden



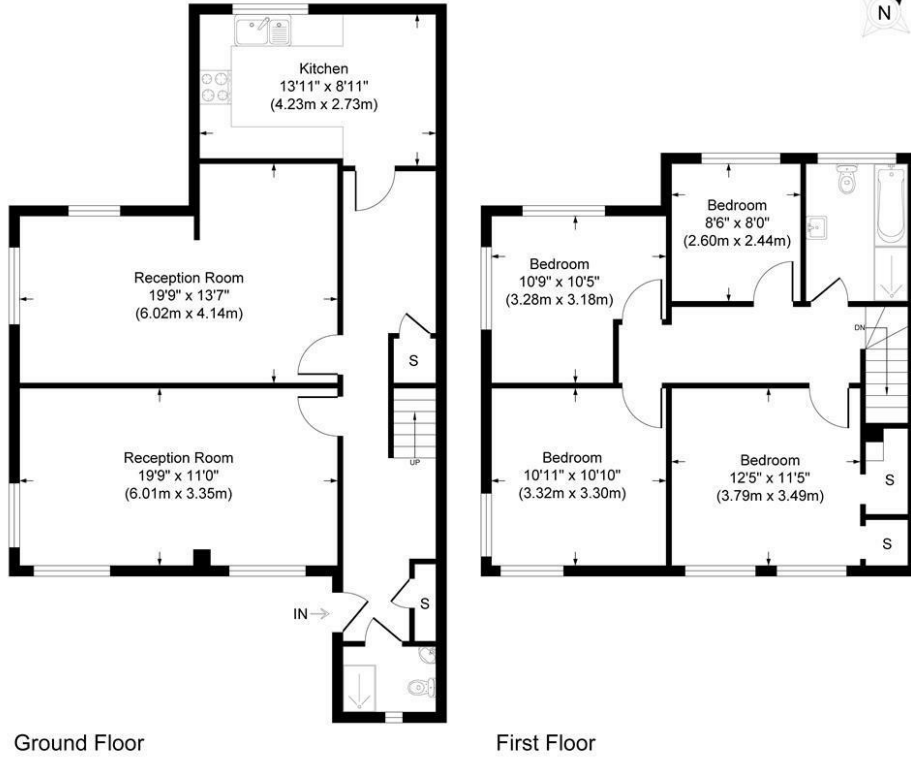
Paved patio area

#### Front

Driveway with off street parking,



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**Approx. Gross Internal Floor Area 1391 sq. ft / 129.29 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale  
 Produced by www.truinteriorphoto.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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