



Offers over £625,000

TENURE : FREEHOLD

Springvale Avenue, TW8

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

3 Bedrooms

26ft through reception

Opportunity to put your own stamp on it

Great Location

Garage

Large garden

Homesearch Ltd

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HOMESearch

3 bedroom Mid Terraced Spacious Home in Brentford with Large long Garden, Garage & Endless Potential

Nestled on a quiet and sought-after cul-de-sac, this versatile property offers a rare opportunity for buyers looking to create their dream home. With a substantial footprint and plenty of scope for modernisation, it's perfect for those wishing to put their own stamp on a property in a desirable location.

At the heart of the home is a bright and airy **26ft through reception lounge**, offering an ideal space for family living and entertaining. The generous layout flows seamlessly into a **large rear garden**, providing a private outdoor haven with **rear access**.

Additional features include a **private garage**, perfect for secure parking or additional storage.

Situated within easy reach of the **A4/M4** for excellent road links into Central London and Heathrow, the property is also just a short walk from the open green spaces of **Gunnersbury Park**, offering a perfect balance of city convenience and suburban tranquility.

This is an exceptional opportunity to create a bespoke family home in a fantastic location.

Transport & Stations:

- **Brentford Rail Station** – 0.8 miles, on the SWR Hounslow Loop Line
- **South Ealing Tube (Piccadilly Line)** – 0.8 miles
- **Kew Bridge Rail Station** – 0.7 miles
- **Northfields Tube (Piccadilly Line)** – 1 mile
- **Gunnersbury Tube/Overground** – 1.3 miles

Shopping, Cafés & Amenities:

- **Sainsbury's Local** – 0.9
- Additional convenience stores & cafés within 0.1 miles
- **Gunnersbury Park** – 1.1 miles away. expansive 72 hectare green space with lakes, playgrounds, sports courts, café and gallery

Schools Nearby :

Primary Schools:

- **Lionel Primary** – 0.5 mile
- **Green Dragon Primary** – 0.4 miles

Secondary Schools:

- Brentford School for Girls – 0.5 miles
- Ealing Fields High – 0.5 miles
- Gunnersbury Catholic – 0.5 miles

TENURE: Freehold

EPC Rating: B

Council Tax Band: D

Satellite / Fibre TV Availability: Covers BT, Sky, Virgin

Mobile Coverage: o2, EE, Three, Vodafone

Flood Risk: Rivers & Seas = Very Low ; Surface Water = Low

Parking: Garage

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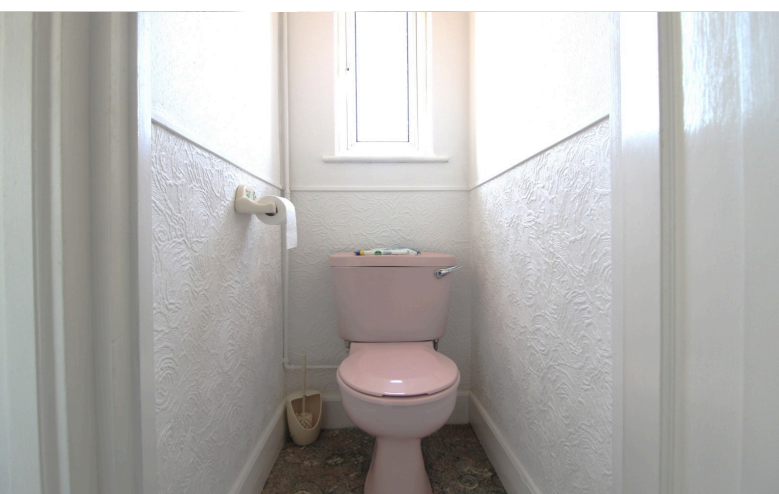
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HOMESEARCH







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		