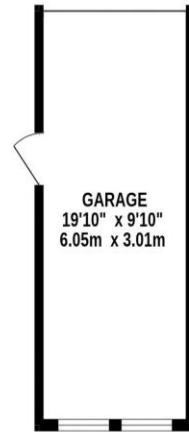
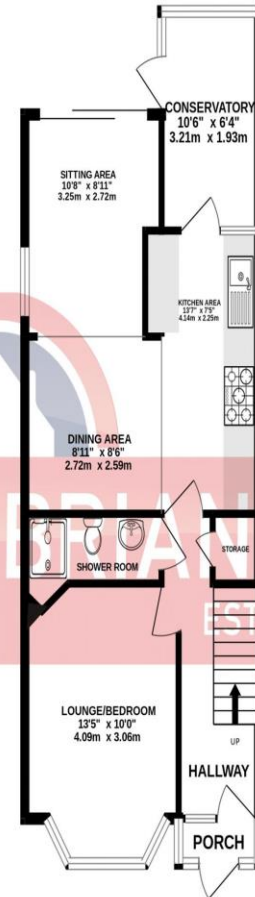


the floorplan...

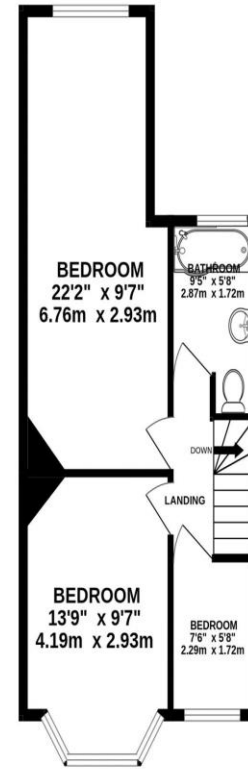
REAR GARAGE
196 sq.ft. (18.2 sq.m.) approx.



GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1219 sq.ft. (113.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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more details from...

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web: www.brian-cox.co.uk



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



020 8578 1005
brian-cox.co.uk



Brian Cox and Company are thrilled to bring to the market this immaculately presented three/four bedroom family home located on a quiet residential road in Hanwell. The property needs to be seen to be fully appreciated however it briefly comprises an open plan kitchen/dining and sitting area with a modern fitted kitchen, a fully tiled shower room, conservatory and a bright lounge which could also be used a bedroom downstairs. To the first floor there is an extended 22ft master bedroom, two further bedrooms and a family bathroom. Further benefits include an amazing garden space with a decked entertaining area, a lawned area with mature borders, a garage with roller shutter and an off street parking area with gated access to a road at the rear. All in all, this is an ideal family home, so call now to view!!



£755,000
Freehold

Bridge Avenue, London
W7 3AR



in brief...

- Three/Four Bedroom
- End of Terrace Family Home
- Well Kept Front and Rear Gardens
- Garage and Off Street Parking via Rear Service Road
- Extended Master Bedroom
- Immaculate Condition Throughout



the location...

nearest stations ...

Castle Bar Park (0.6 miles)
 Hanwell Station (0.8 miles)
 Drayton Green (0.8 miles)

Hanwell is a hidden gem with beautiful green areas West of Greenford Avenue with a very rural feel. There are a good variety of properties that make the area quite unique coupled with great canal walks and open spaces for cycling.

Above all Hanwell has a very good community spirit and good transport links including Hanwell Station which is just 0.8 miles away provides easy access to London Paddington (Elizabeth Line) and Heathrow (Heathrow Connect).

There are many local primary schools situated close to the property some of these include Brentside Primary School, Mathilda Marks-Kennedy Jewish Primary School, Mayfield Primary School and Castlebar School.

If you have older children there are also local secondary schools which include The Cardinal Wiseman Catholic School, Ealing Alternative Provision and Drayton Manor High School.