

19 Greenford Avenue, Hanwell, London, W7 1LD  
020 8567 3219



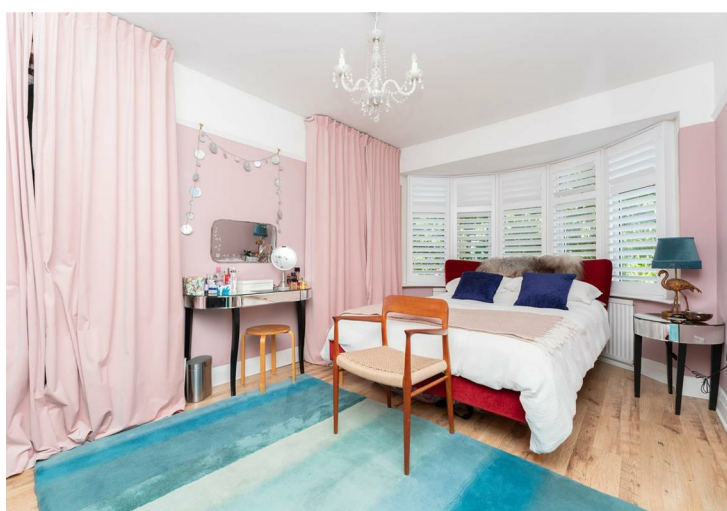
**Freehold / House - Semi-Detached**

**74, Clitherow Avenue**

**£1,150,000**

An extended and beautifully presented four bedroom 1930's semi detached house located close to Fielding Primary School. This family home is set on a wide plot with a side garage and off street parking offering the potential for a double storey, side and rear extension, subject to the usual planning permissions.

- Four Bedroom Semi
- Open Plan Family Room
- Loft Conversion
- Two Bathrooms
- Large Conservatory
- Side Garage and Driveway
- New Garden Room
- Lovely South/West Garden
- Potential For Further Extensions
- Close to Fielding Primary School



**Freehold / House - Semi-Detached**

# Clitherow Avenue, W7 2BT

## £1,150,000

This beautifully presented semi detached house combines its original charm and character with contemporary living.

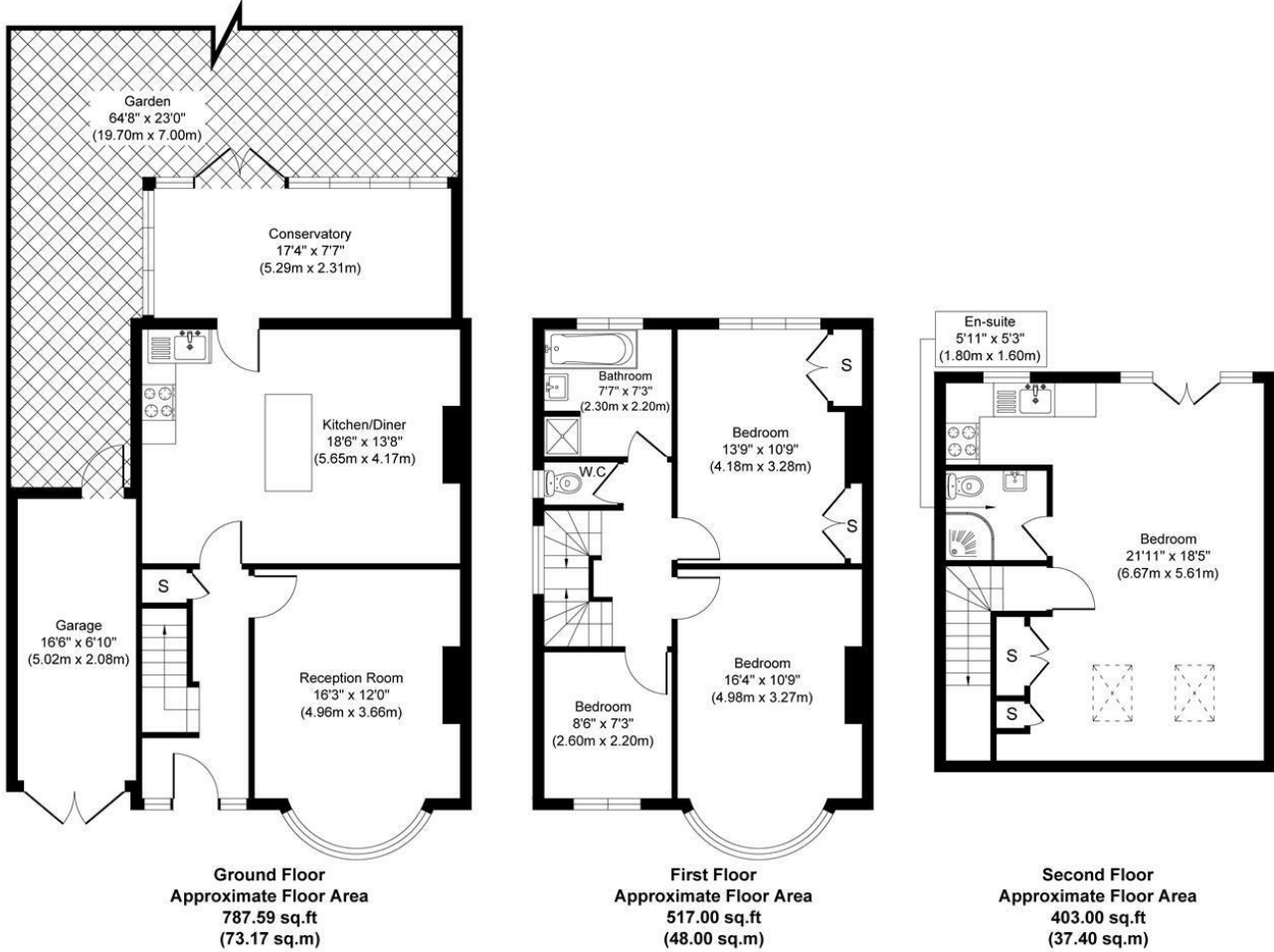
On the ground floor is a stunning reception room with wooden flooring, fireplace surround with an inset wood burner and plantation shutters, the hall leads to an open plan family room with a recently fitted kitchen, wooden flooring, wood burner and double doors leading to a conservatory with doors to a lovely south westerly facing rear garden with a newly constructed garden room, plus access from the side to the garage which offers potential for extensions subject to the usual planning consents.

On the first floor there are two double bedrooms, one large single and a family bathroom and separate WC. A well crafted loft conversion provides bedroom four with a kitchenette, shower room and views over Haselmere Wildlife Reserve.

Located in sought after Boston Manor, within a short walk of local shops, restaurants and the Piccadilly Line station, well regarded schools both primary and secondary. A choice of green open spaces at Blondin, Boston Manor and Elthorne Parks plus canal-side walks are all close at hand.



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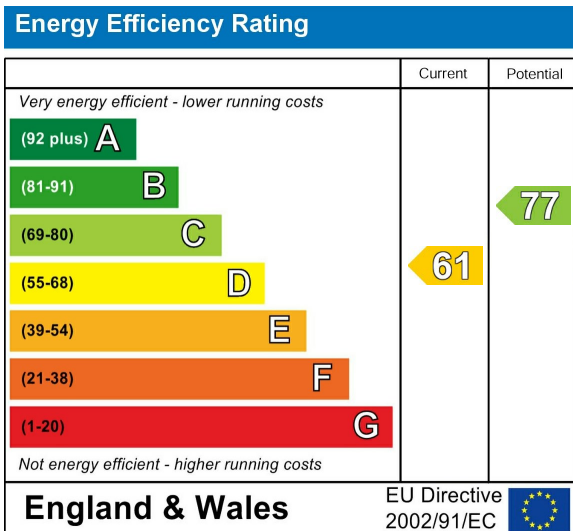


Approximate Gross Internal Floor Area 1707.59 sq. ft / 158.57 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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Council Tax Band

F

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.