



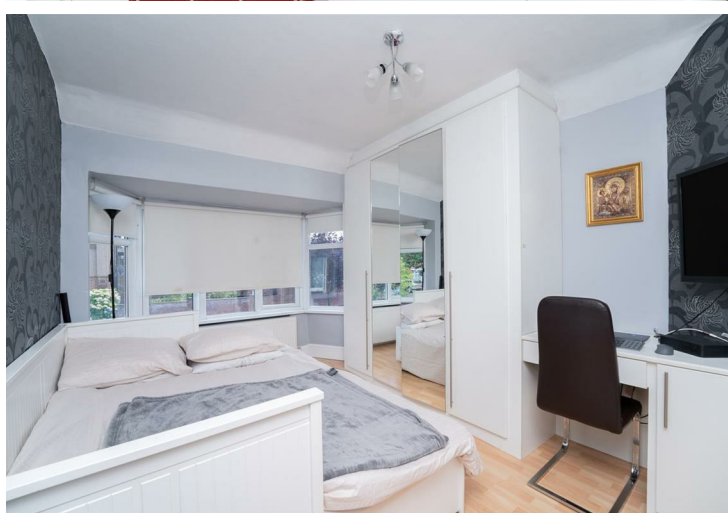
Freehold / House - End Terrace

156, Bridge Avenue

£755,000

A rare opportunity to acquire this superbly presented and exceptionally spacious 1930's built end-terraced home, by sought after Mayfield primary school. Enhanced by a rare 2 storey extension, plus a large covered patio and wonderful sized west facing garden, a valuable garage and further gated hard standing. Offering potential for further extension and an enviable leafy open aspect to the rear.

- 2 reception rooms
- Well equipped fitted kitchen
- Smart shower-room
- Family bathroom
- 3 bedrooms
- Further bedroom/dressing room/study area
- Air conditioning
- Covered patio area
- Large mature rear garden
- Garage and gated OSP



Freehold / House - End Terrace

Bridge Avenue, W7 3AR

£755,000

This 1930's period, end terraced family home, boasts bright and spacious accommodation and is well presented throughout in a neutral decor, complimenting wood floors. It features a double glazed porch, hall with storage and ground floor shower-room/w.c, reception room 1 (currently used as a therapy room/occasional bedroom 4,) with built in wardrobe/storage and pull down bed), reception room 2, is a combined living/dining/family room enhanced by full width rear extension with well equipped white gloss, fitted kitchen opening to a utility room/conservatory and onto the patio garden. Upstairs there are 3 bedrooms(2 with a range of fitted wardrobes)and the master bedroom opening to a versatile further bedroom/play or dressing room) and a smart family bathroom. The excellent sized loft space provides obvious potential for conversion (subject to the usual consents). Outside there is a super sized, mature sunny west-facing garden, with a large covered patio area, also covered side access/storage area and to the rear, an impressive sized garage and gated hard standing for a further car (or a potential 'garden office/workshop' space) with secure rear access (and direct access to parkland). Fully double glazed, with GCH (some designer radiators) and valuable air conditioning.

Situated in this wide, tree lined residential road, within easy reach of Greenford Avenue with its good range of local shops and eateries and with bus services immediately available on the road, into Ealing Town Centre with multiple transport links and Hanwell station for the excellent Elizabeth Line (also within walking distance). The area is also served by well regarded schools (literally moments from Mayfield primary) and an easy stroll to Drayton Manor secondary. The leafy open spaces of Brent Valley golf course through to Brent Valley (Bunny) park, are directly accessible, just behind the property.



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



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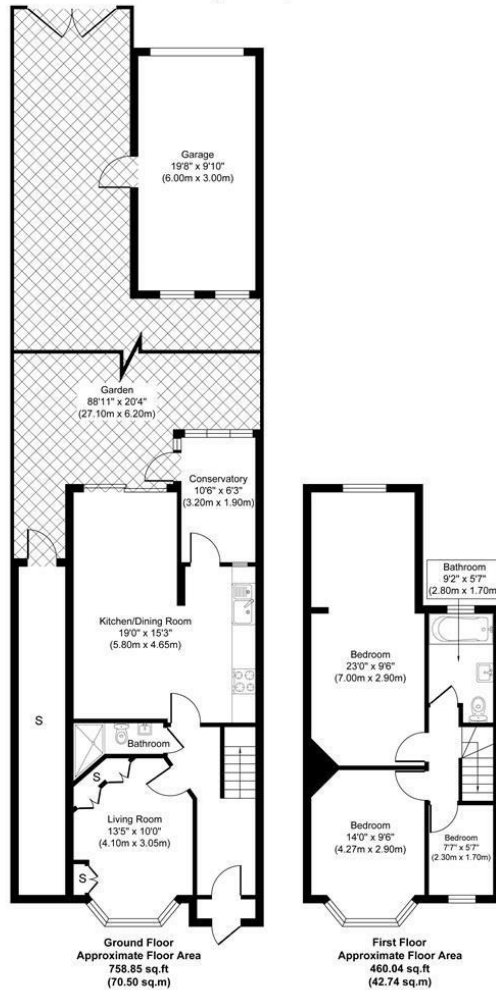


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Council Tax Band

E

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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