



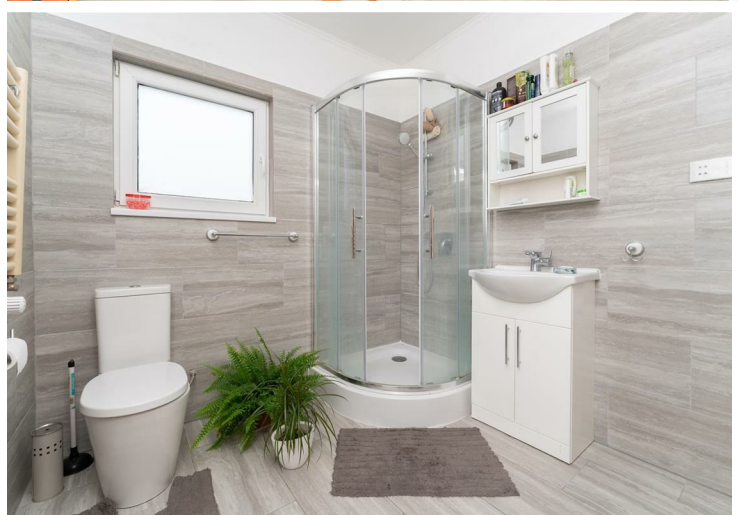
Freehold / House - Semi-Detached

75, Clitherow Avenue

£1,100,000

A rare opportunity to acquire this wide 1930s semi-detached family house offering spacious and versatile accommodation ideal for the growing family, valuable driveway parking and a lovely landscaped garden in this sought after location on the borders of Boston Manor and Northfields.

- Extended 1930s family house
- Versatile accommodation
- 5/6 bedrooms
- 2 reception rooms
- Fitted kitchen/family room
- 3 bath/shower-rooms
- GCH & DG
- Well presented throughout
- Excellent sized garden
- Ample OSP to front



Freehold / House - Semi-Detached

Clitherow Avenue, W7 2BL

£1,100,000

This handsome, wide bay-fronted 1930s semi-detached family home, offers bright spacious and versatile accommodation throughout, ideal for a growing family (or part investment/rental potential). The ground floor features a wide hallway, office (an ideal occasional bedroom with built in wardrobes) 2 reception rooms (the front currently used as a bedroom with fitted wardrobes, easily reverted and also easily opened to) the rear lounge/diner with doors onto the garden. There is a good sized fitted kitchen/family room a shower and utility room. On the first floor there's three good size bedrooms (with fitted bedroom furniture and the rear with fold down bed) along with a family sized shower-room. The loft space has been converted to a further 2 bedrooms (easily altered to create a large master) with built in storage and another smart, seperate, shower-room. Outside there is a lovely, mature landscaped garden with valuable gated off street parking for 2 cars to the front. Well maintained and presented throughout in a neutral decor with wood floors, benefitting from recent re-wiring, full double glazing (brand new to the front downstairs bay window) and GCH (with pressurised hot water cylinder and boiler- 3&5 yrs old).

Situated in a prime position, on this peaceful yet convenient tree-lined Avenue, in the heart of Boston Manor. An easy walk from Boston Manor Piccadilly line tube station (offering speedy access to Heathrow airport and The City) and adjacent local shops (including a Sainsburys Local,) restaurants and regular bus services to Hanwell Station (for speedy mainline and much anticipated Elizabeth Line - Crossrail) and Ealing Town Centre with high street shops and multiple transport links. Both Elthorne High school and Fielding Primary schools are easy walking distance. Northfields Avenue with it's various boutique shops and eateries is also within easy reach. A choice of green open spaces of Blondin, Boston Manor and Elthorne Parks, plus canal-side walks are all close at hand.



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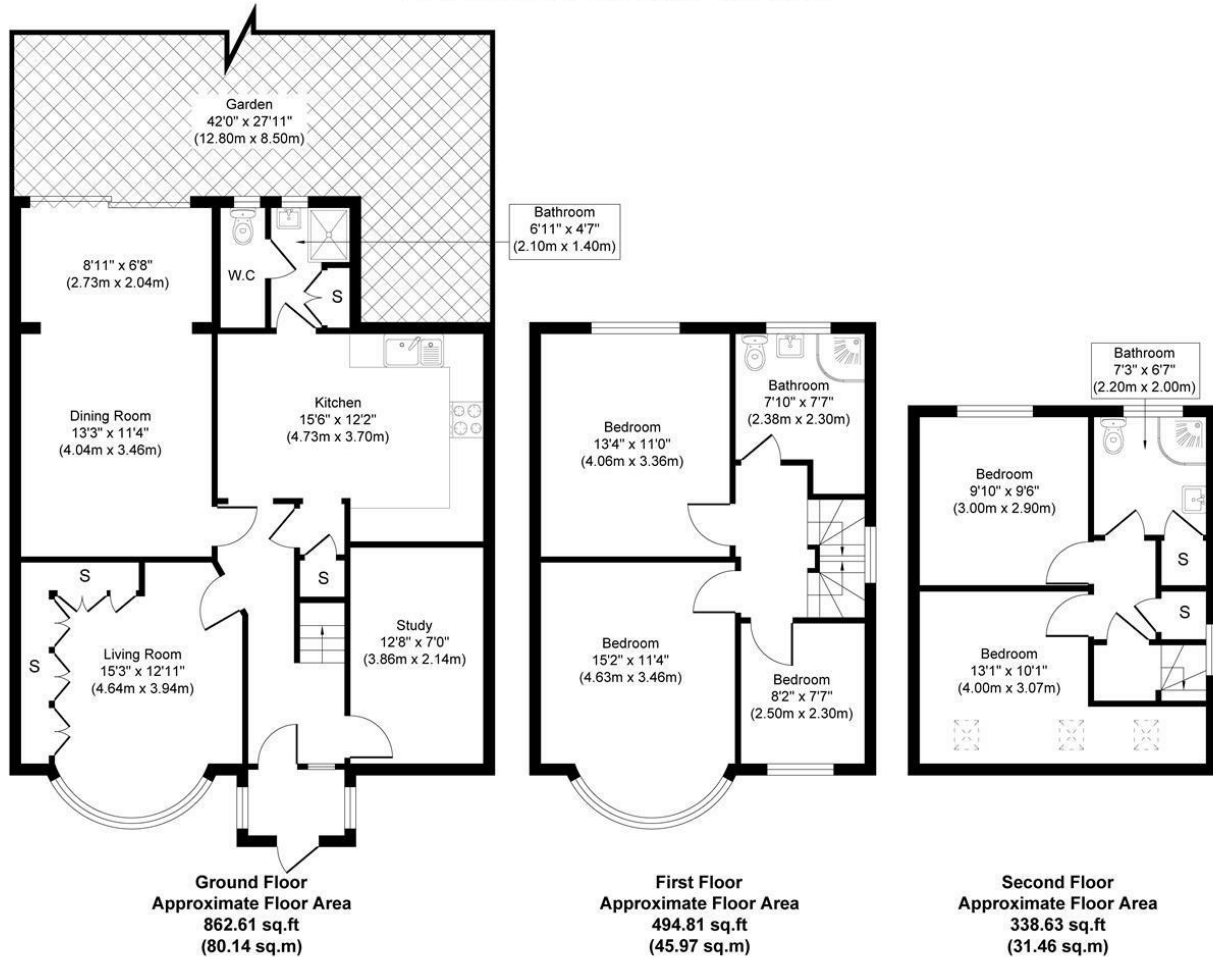


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Council Tax Band

F

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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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.