



**Freehold / House - Semi-Detached**

**112, Grove Avenue**

**£775,000**

A handsome halls adjoining, 3 double bedroom Edwardian period family home situated at the top of this sought-after, wide tree-lined avenue, bordering Brent Valley Golf Course. Attractively offered CHAIN FREE.

- Semi-detached period family home
- 3 double bedrooms
- Through living/dining room
- Further sitting room
- Fitted kitchen
- Ground floor shower-room
- Upstairs bathroom/seperate wc.
- Character features
- GCH&DG
- Good sized mature rear garden



**Freehold / House - Semi-Detached**

# Grove Avenue, W7 3ES

£775,000

This handsome red brick Edwardian 'halls-adjoining' semi, offers spacious accommodation and a wealth of appealing character features including, high corniced ceilings, fine fireplaces, mosaic tiled entrance hall, wood floors and stripped timber doors. It features an exceptionally spacious light and airy, bay fronted reception room, 'Shaker-style' fitted kitchen with side door to garden, handy ground floor shower-room and a further morning room to the rear, opening onto the garden.

On the first floor, there is a deep landing and access to a large loft space (with valuable potential for extension) three double bedrooms (including the wide, bay fronted master with an enviable view down Grove Avenue) and a bathroom/seperate wc. Outside boasts a good-sized, secluded rear garden with mature plants and shrubs, plus side return and outbuildings (storage/utility and boiler cupboard, also with potential to extend into) plus, valuable side access. Boasting sympathetically styed double glazing (sash windows to the front), warmed by GCH and attractively offered chain free.

Occupying a bold elevated position on this desirable tree lined avenue, on the borders of Hanwell Village, a short walk from Hanwell Mainline Station for speedy access to The City and Heathrow via the excellent new Elizabeth line. Greenford Avenue, with a good selection of local shops and regular bus services is just around the corner and the green open spaces of Churchfields and Brent Lodge Park (Bunny Park with Hanwell zoo) and Brent Valley golf course, are all close at hand. Grove Avenue also falls in the catchment for the highly sought-after Hobbayne (Primary) and Drayton Manor (Secondary) schools, both within easy walking distance.

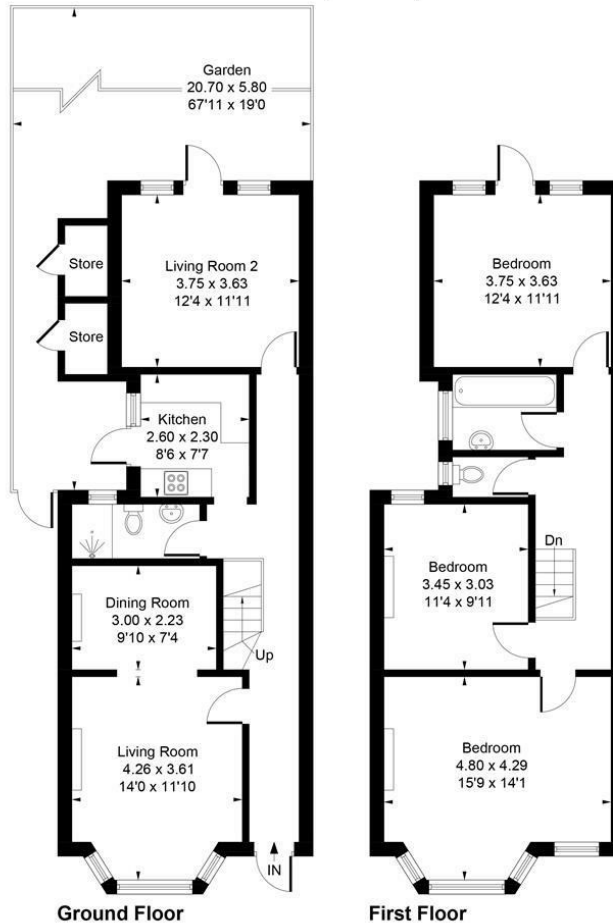


19 Greenford Avenue, Hanwell, London, W7 1LD  
020 8567 3219



**112 Grove Avenue, W7 3ES**

Approximate Gross Internal Area = 119.64 sq m / 1288 sq ft  
Stores = 2.83 sq m / 30 sq ft  
Total = 122.47 sq m / 1318 sq ft

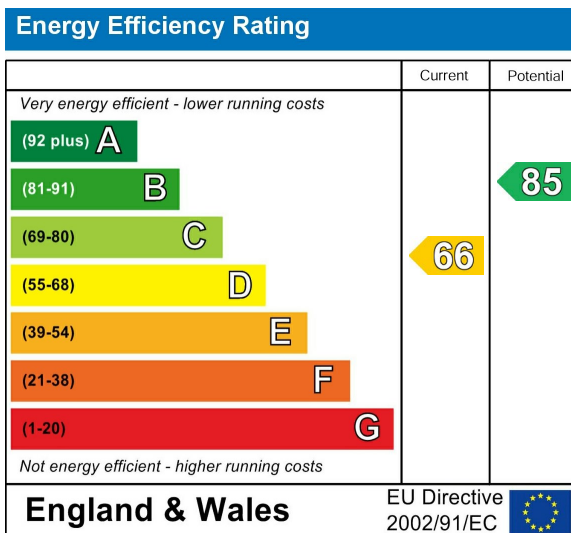


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Produced by jcphotographystudio.com

Council Tax Band

E

Energy Performance Graph



Call us on

**020 8567 3219**

[hanwellsales@sintonandrews.co.uk](mailto:hanwellsales@sintonandrews.co.uk)

[www.sintonandrews.co.uk](http://www.sintonandrews.co.uk)

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.