

19 Greenford Avenue, Hanwell, London, W7 1LD

020 8567 3219



Freehold / End Terraced House

59 York Avenue, W7 3HY

£875,000

A house like this needs more than a standard introduction. Yes, it is a five double bedroom property with 3 bathrooms and downstairs cloakroom. Yes, it has 2 interconnecting reception rooms and an amazing professional standard kitchen and dining area. So far, so 2021... So what makes this house so special?

FEATURES

Victorian (1837 - 1901)
2 Reception Rooms
5 Double Bedrooms
3 Bathrooms + cloakroom
Stunning kitchen/diner
Wraparound garden
Excellent internal décor

1,597 sq ft
Council Tax Band:
E - £1,920
Freehold
CHAIN FREE



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The house was extended beautifully with the sole purpose of bringing as much light and space to the property as possible. The interconnecting rooms provide space to share and entertain but can be closed for peace and privacy.

The kitchen is the hub of family life and this one is an absolute joy to work in. Designed by a chef for maximum efficiency, it boasts two ovens and two dishwashers and has ample cupboard and larder space as well as room to sit eight people comfortably for meals.

The 5 bedrooms are large with high ceilings and period features. There is built-in storage and plenty of choice to convert one into an office or play area. The bedrooms on the third floor are both en-suite.

Quite simply, this is a generational house. Ideal for a young family to grow up in with its secure, low maintenance, wraparound garden which captures the sun all day long.

When people move home, they want more than just extra rooms. They want a better way of life. And that is what this house offers.

But you don't just buy a house; you live in a community and there is none better than this. Occupying a bold corner plot, situated moments from St. Josephs RC School and within a few minutes walk of Hanwell mainline station with speedy access to Ealing, London Heathrow and Paddington (with forthcoming Crossrail). The lovely green open spaces of Brent Valley (Bunny) Park and golf course are close at hand, as are various local amenities and regular bus services on both Greenford Avenue and Hanwell Broadway. CPZ parking means your car can easily be parked outside your house. Also falls into catchment for the well-regarded Hobbayne primary and Drayton Manor secondary schools.

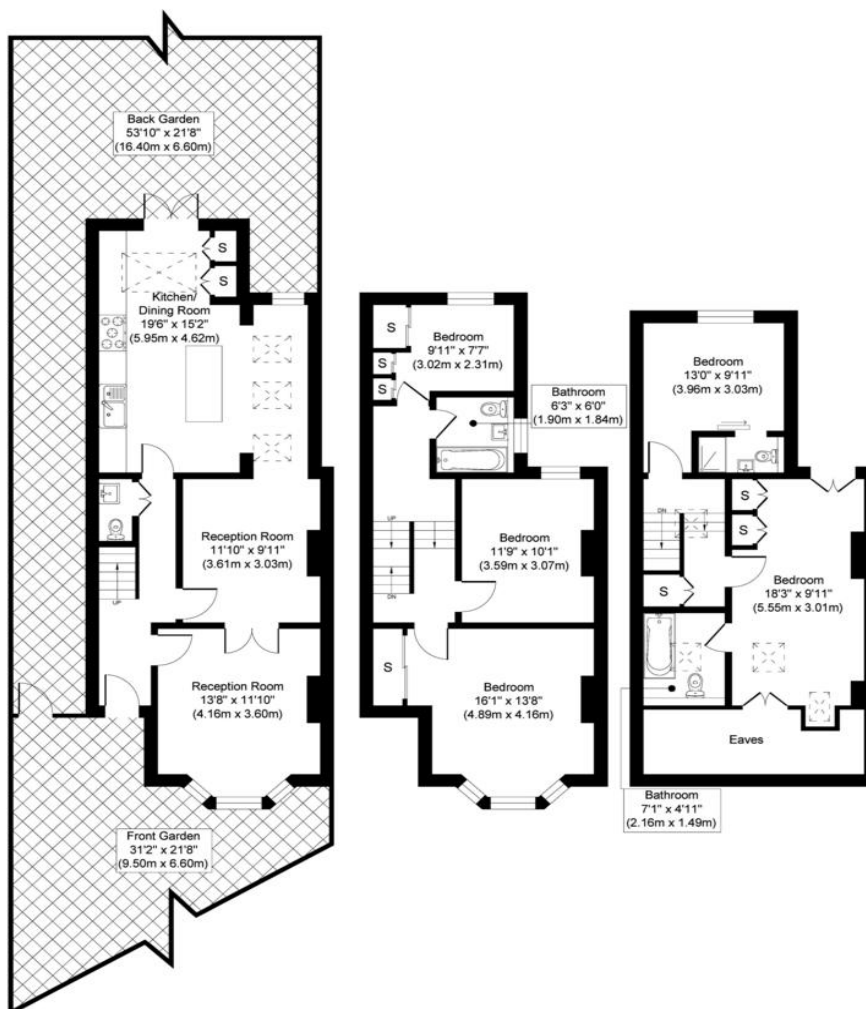


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Ground Floor
Approximate Floor Area
653.90 sq. ft
(60.75 sq.m)

First Floor
Approximate Floor Area
512.36 sq. ft
(47.60 sq.m)

Second Floor
Approximate Floor Area
431.09 sq. ft
(40.05 sq.m)

Approximate Gross Internal Floor Area 1597.35 sq. ft / 148.40 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		