

# HUNTERS®

HERE TO GET *you* THERE



## Mayfield Gardens

London, W7 3RA

Asking Price £675,000



Hunters Brentford are delighted to offer to the market this large, well presented four bedroom family home situated down a popular residential road. The property provides generous living space, spread over three floors, with the ground floor comprising of a welcoming reception room, a large fully integrated kitchen and a conservatory which is currently being used as a dining room. To the first floor, you will find two double bedrooms, a single bedroom which can be utilised as a home office, and a modern family bathroom. The master bedroom is on the top floor, with ample fitted storage and an en-suite. The property further benefits from a south facing private rear garden with an outbuilding.

Mayfield Gardens is conveniently located close to local amenities and Hanwell Station providing direct access into Paddington and part of the new Elizabeth Line. Good local primary and secondary schools are also within close proximity with Mayfield Primary School only a short walk away. Viewings are highly recommended.

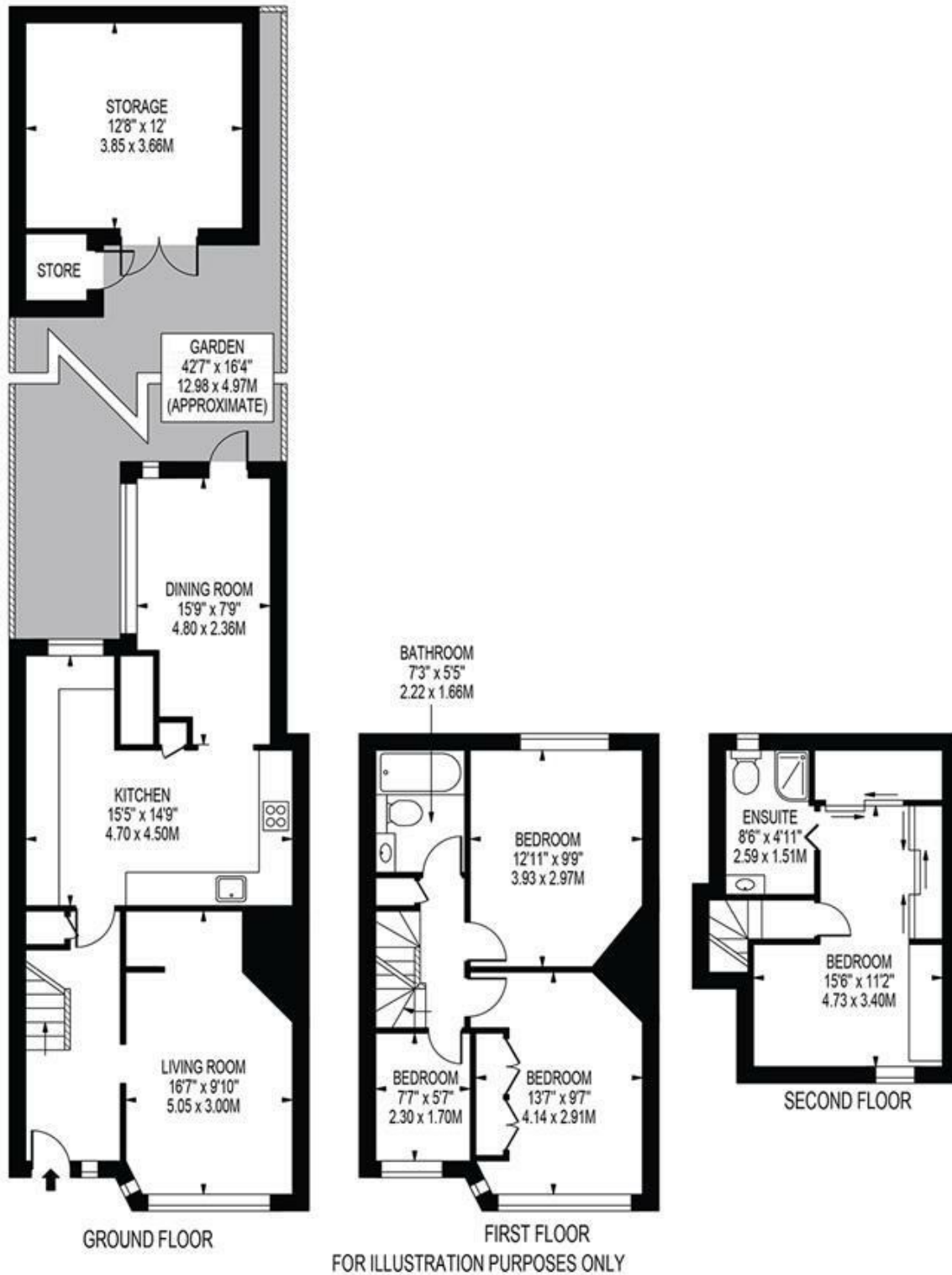


# MAYFIELD GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1149 SQ FT - 106.78 SQ M

(EXCLUDING STORAGE & STORE)

APPROXIMATE GROSS INTERNAL AREA OF STORAGE: 152 SQ FT - 14.09 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.