



St. Marys Avenue Central, UB2

£900,000

This four bedroom detached home located on a quiet cul-de-sac, is brought to market with the added potential for a new owner to extend further if required, subject to the usual consents. The uniquely sized south facing garden measures at approximately 200 foot long with a serene brook running through it.



The house has a through lounge reception with a rear extension creating a sun room with views over the patio and initial lawn garden. There is also a separate kitchen and guest WC on the ground floor. The rear garden is truly a sight to behold with its oak and apple trees providing shade over the lawn. There is also potential for larger kitchen extension subject to planning permission. The tranquil garden backs onto vast fields and a popular route for walkers via a footpath from the side of the next house, leading to Osterley House and Park.

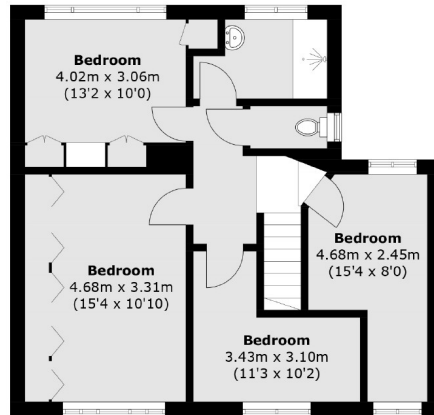
On the first floor, there are three double bedrooms with fitted wardrobes and a single room which could be used as a study if required. There is also a bathroom and separate WC.

The property has an integrated garage which could be converted if required to provide extra habitable space, along with driveway parking and a front garden.

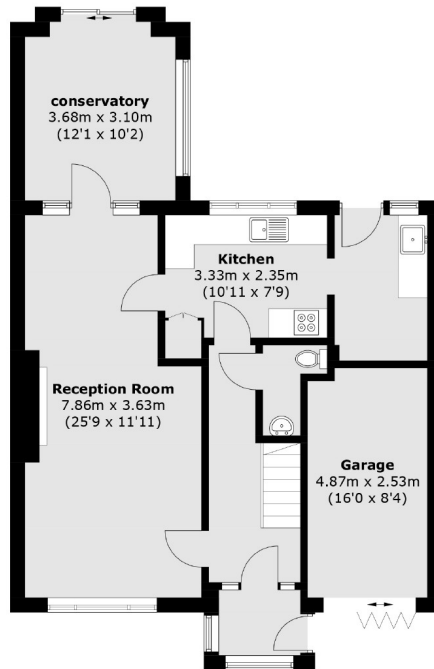
Within walking distance to several well-respected primary schools and close to a range of local amenities. There are an abundance of local walks to enjoy nearby including Warren Farm, along the canal or to Osterley Park. The M4 and Heathrow airport are within easy reach.

- Excellent Size Garden • No Onward Chain • Integrated Garage •
- Off-Street Parking • Detached Home • Potential For Extension •





First Floor



Ground Floor

Total area (approx.): 125.3 sq. m (1,348.7 sq. ft)
Garage: 11.5 sq. m (123.8 sq. ft)

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