



£650,000

Beresford Avenue, Hanwell, W7



- 3 Double Bedrooms
- Ground Floor Extension
- 2 Bathrooms
- Semi Detached
- Opportunity To Extend
- Chain Free

A well presented, chain free, extended, 3 double bedroom, semi detached family home in a very popular part of Hanwell. This almost 1,200 sq ft property comprises storm porch, entrance hallway, spacious bay fronted reception room, dining room, large extended kitchen / diner, conservatory and newly installed separate shower room. On the first floor are 3 double bedrooms and a large family bathroom. The loft offers an opportunity to covert STPP. There are front and rear gardens, the latter easy to maintain with useful side access, workshop and store. Added benefits include chain free, newly installed combi boiler, complete rewiring of the electrics and new wood flooring. Beresford Avenue is an excellent location for Hanwell station (Elizabeth line), road networks, bus routes, parks, excellent schools and shops and is offered chain free.

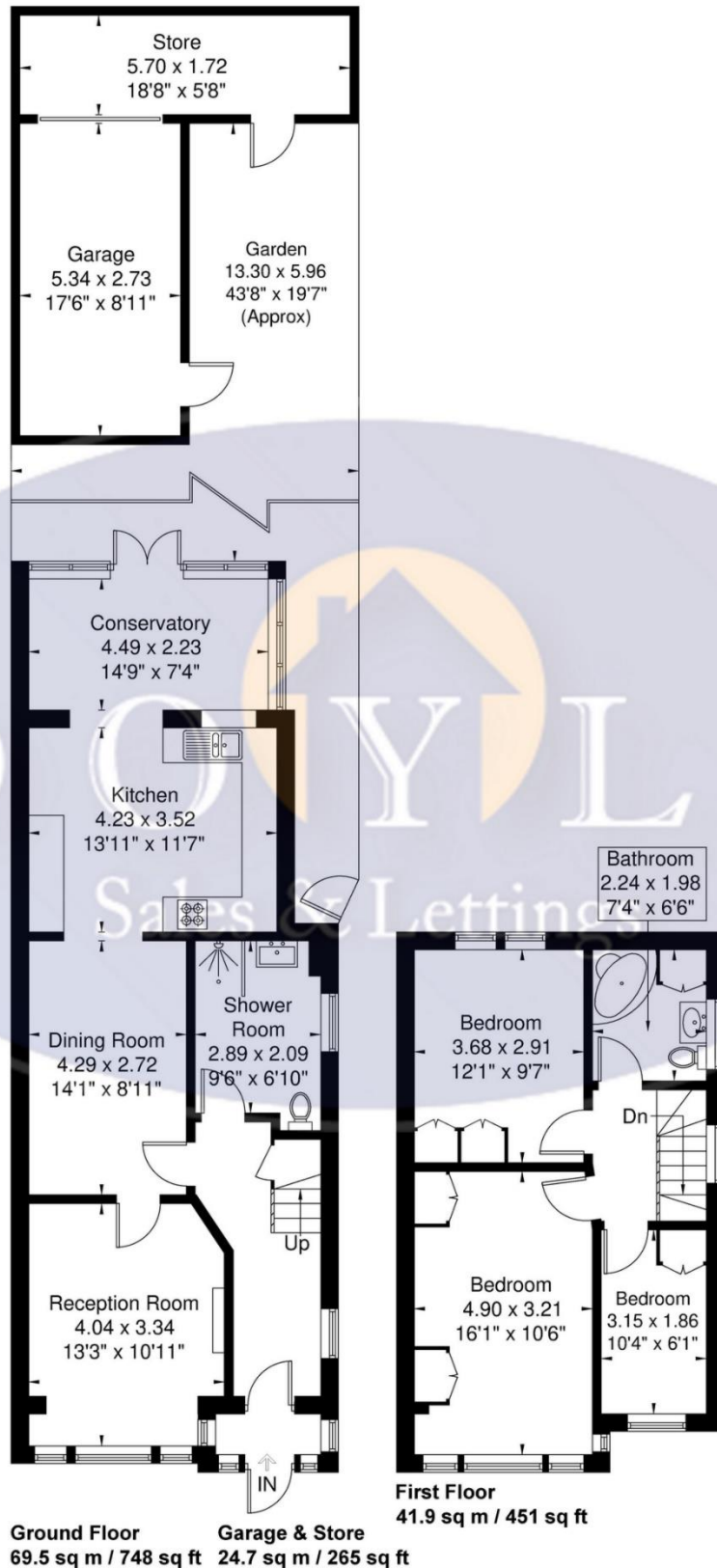


Beresford Avenue W7 3AJ

Approximate Gross Internal Area = 111.4 sq m / 1199 sq ft

Garage & Store = 24.7 sq m / 265 sq ft

Total = 136.1 sq m / 1464 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

© www.perspective.co.uk

Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: info@doylesalesandlettings.co.uk W: www.doylesalesandlettings.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

EPC Rating E

