



**£675,000**

**York Avenue, Hanwell, W7**



- 3 Bedrooms
- Detached
- Opportunity To Extend STPP
- 2 Reception Rooms
- Excellent School Catchment
- Close To Elizabeth Line

An attractive and rarely available, 3 bedroom detached house moments from the Elizabeth Line. The property comprises entrance hallway, bay fronted reception room, dining room and kitchen. On the first floor there are 3 bedrooms and family bathroom. The property benefits from an opportunity to extend into the loft and reconfigure the ground floor space (STPP) and an easy to maintain rear garden with an outbuilding, storeroom and side access. York Avenue is well located for Hanwell station (Elizabeth line), excellent schools, bus routes, road networks, Grand Union Canal, good shopping facilities and Bunny Park.



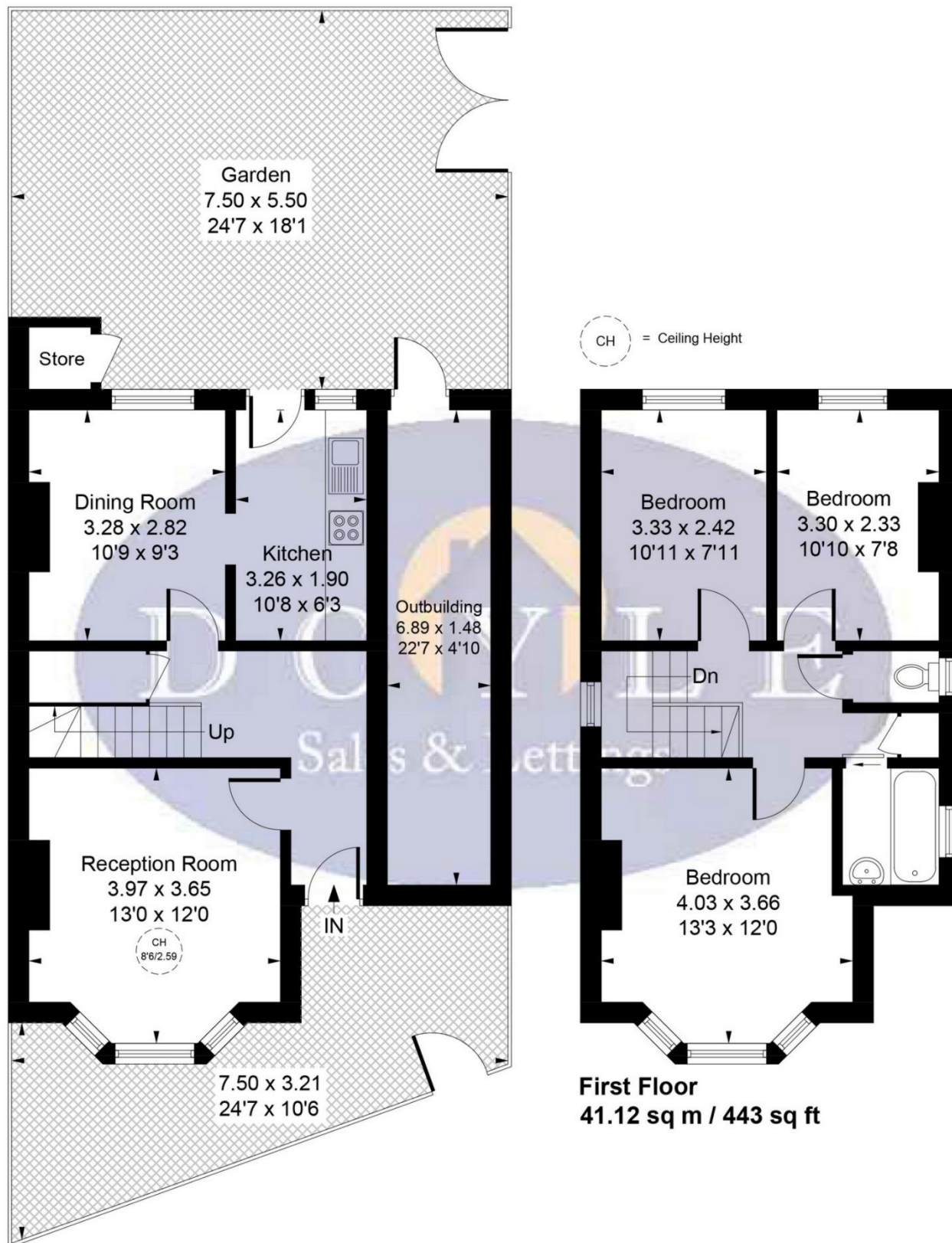
# York Avenue, London, W7 3HY

Approximate Gross Internal Area = 82.58 sq m / 889 sq ft

Outbuilding = 10.52 sq m / 113 sq ft

Store = 0.81 sq m / 9 sq ft

Total = 93.91 sq m / 1011 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.

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Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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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.

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EPC Rating F

