



**Freehold / House - Terraced**

## 37 Cuckoo Avenue, Hanwell, London, W7 1BW

A deceptively spacious 3bedroom 1930s home, with a good sized garden and a versatile garden room, in this desirable, wide tree lined avenue, attractively offered CHAIN FREE.

- 1930s period terraced home
- Deceptively spacious
- Interconnecting reception rooms
- Fitted kitchen/dining/family room
- Modern upstairs bathroom
- 3 bedrooms
- Good sized, low maintenance garden
- Large garden room
- Air conditioning and GCH
- Excellent potential to extend



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# Cuckoo Avenue, W7 1BW

**£595,000**

Secluded behind an attractive original hedge, this 1930's period terraced house, offers light and airy accommodation and includes a hallway, interconnecting reception rooms, the rear with a wood burning fireplace and a well equipped, 'Shaker style' fitted kitchen and opening onto the garden. Upstairs are 3 bedrooms ( the 2 doubles with fitted wardrobes) and a well appointed, family sized bathroom with natural light. Freshly decorated in a smart modern decor with attractive solid wood floors and upstairs fitted carpets. Other features include gas central heating, air conditioning (to the house and garden room) and part double glazing. Outside there is a good sized, paved and decked for low maintenance garden, with a large, versatile garden room (ideal office/hobbies room/summer house) to the rear. With great potential to extend both to the rear and into the large loftspace (subject to the usual permissions) and attractively offered with no onward chain.

Situated in this sought after, wide tree lined residential avenue, an easy walk from Greenford Avenue, with regular bus services into Ealing town centre, various local shops and restaurants and within easy reach of Castle Bar Park station - offering easy access to Ealing Broadway and it's multiple rail links including the excellent Elizabeth Line station, for speedy access to The City and Heathrow. The area is also served by well regarded local schools including Mayfield, Hobbayne and (moments from) the Lycée français Malraux, primary's, plus both Brentside Academy and Drayton Manor secondary schools. Green open spaces including Perivale and Brent Lodge (Bunny) Parks and golf courses are all close at hand. Central London and the West, are also easily accessible by road, via the A40/M40.



19 Greenford Avenue, Hanwell, London, W7 1LD  
020 8567 3219



**37 Cuckoo Avenue, W7 1BP**

Approximate Gross Internal Area = 78.19 sq m / 842 sq ft  
Outbuilding = 12.63 sq m / 136 sq ft  
Total = 90.82 sq m / 978 sq ft

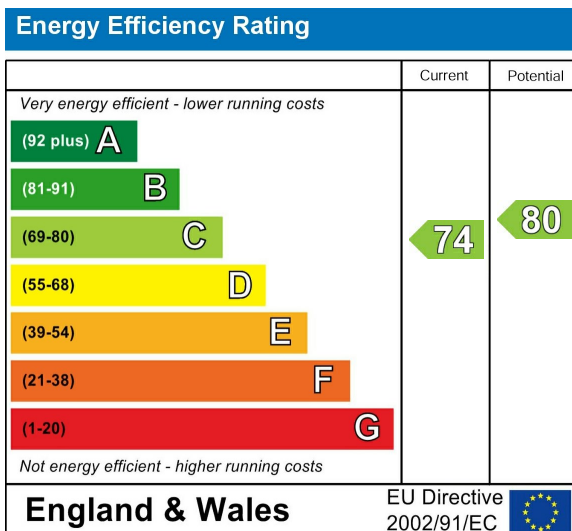


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Produced by jcphotographystudio.com

Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.