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



Freehold / House - Semi-Detached

Clitherow Avenue, Hanwell

£1,250,000

An impressive and unique, fully extended semi detached house, which has been beautifully remodeled to an exceptionally high standard.

- Stunning Extended Semi Detached
- Bespoke Fitted Furniture & Cabinetry
- Engineered Oak Flooring Throughout
- Underfloor Heating
- Fully Air-conditioned
- Control4 Smart Home System
- New Tilled & Fully Insulated Roof
- Large Garden
- Detached Garage
- Triple Glazing











Freehold / House - Semi-Detached

Clitherow Avenue, W7 2BJ

£1,250,000

Arranged over three floors this property combines the highest quality bespoke, handcrafted finishes with bespoke fitted furniture and cabinetry, premium hand finished engineered oak Herringbone flooring throughout, full air conditioning and underfloor heating to the ground floor and the bathrooms. An integrated Control4 Smart Home System brings together lighting, heating, air conditioning, CCTV, the intruder alarm, automated blinds and open skylights within one intuitive platform. Contemporary large format touchscreens on each floor provide convenient control throughout the house with smartphone access or at home remotely. There are Lutron motorised blinds in every room allowing effortless adjustment of daylight and privacy.

The property features solid oak porch and front doors, a light and spacious front reception room, a wonderful open plan kitchen and living area, featuring reclaimed timber wall cladding and reclaimed London brick feature walls plus slimline aluminium framed, double glazed external doors leading onto the garden, a separate utility room and ground floor WC provide further practicality. On the first floor are two double bedrooms both with fitted wardrobes and cupboards and a contemporary family bathroom. A solid oak staircase leads to well crafted loft conversion providing a third bedroom with eaves storage and a separate shower room.

Outside features a large garden with side access, together with a valuable detached garage situated opposite the house.

Situated on a peaceful, tree-lined avenue in the heart of Boston Manor, the property is within easy walking distance of Boston Manor Piccadilly line station, local shops, restaurants and regular bus services to Hanwell Elizabeth line station. Elthorne High School and Fielding Primary School are also within easy walking distance. Northfields Avenue's boutique shops and eateries, the green spaces of Blondin, Boston Manor and Elthorne Parks, and canal-side walks are all close at hand.





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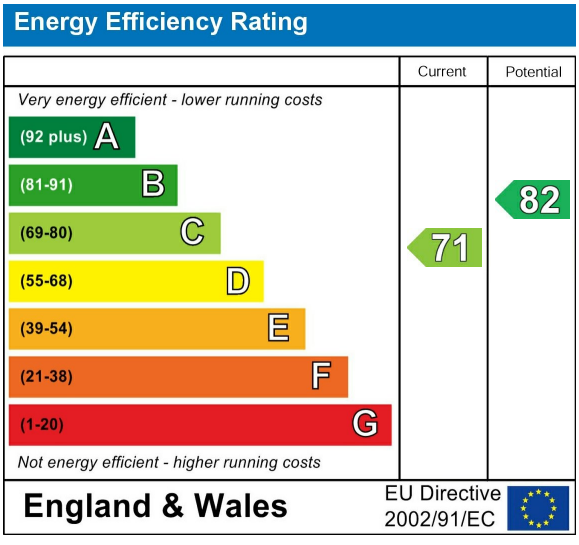
Approximate Gross Internal Area = 158.42 sq m / 1705 sq ft
Garage = 12.97 sq m / 140 sq ft
Total = 171.39 sq m / 1845 sq ft



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 purchase.
Produced by jcphotographystudio.com

Council Tax Band

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.