



**£799,950**

**York Avenue, Hanwell, W7**



- 4 Bedroom
- Stunning Period Property
- Utility & Guest WC
- Quiet Cul De Sac
- Over 1,300 Sq Ft
- Close To Elizabeth Line

This attractive 4 bedroom Edwardian villa is a masterclass in period elegance, perfectly positioned on the peaceful fringes of Hanwell Village. Behind its classic red-brick, bay-fronted facade lies a home that seamlessly blends refined modern decor with a wealth of original character, from the warmth of stripped wood floors to the charm of traditional sash windows, cornicing and ornate fireplaces. The ground floor has been intelligently enhanced for modern living, featuring a spacious living room, large kitchen/dining room, an essential utility room and a discreet guest WC. The first floor boasts 2 double bedrooms and family bathroom with underfloor heating. The accommodation reaches new heights with a tasteful loft conversion, which provides a spacious double bedroom alongside a versatile single room - ideal as a fourth bedroom or a quiet home office - and a stylish contemporary shower room. Outside, the property opens onto a private garden, offering a serene retreat within easy reach of the Brent Valley Bunny Park and Golf Course. York Avenue is a quiet cul de sac, situated moments from St Joseph's Primary School and Hanwell Station, residents enjoy effortless access to the Elizabeth Line for speedy commutes to Paddington and Heathrow.



# York Avenue, W7

Approximate Gross Internal Area (Excluding Void) = 113.73 sq m / 1224 sq ft

Reduced Headroom & Eaves = 8.86 sq m / 96 sq ft

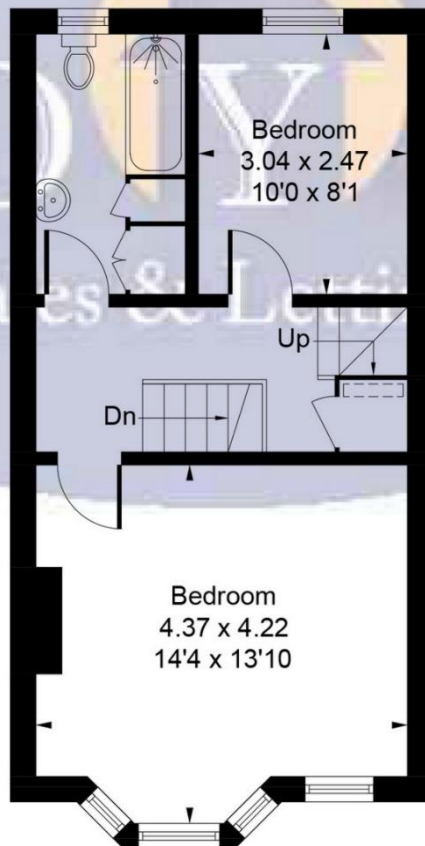
Total = 122.59 sq m / 1320 sq ft



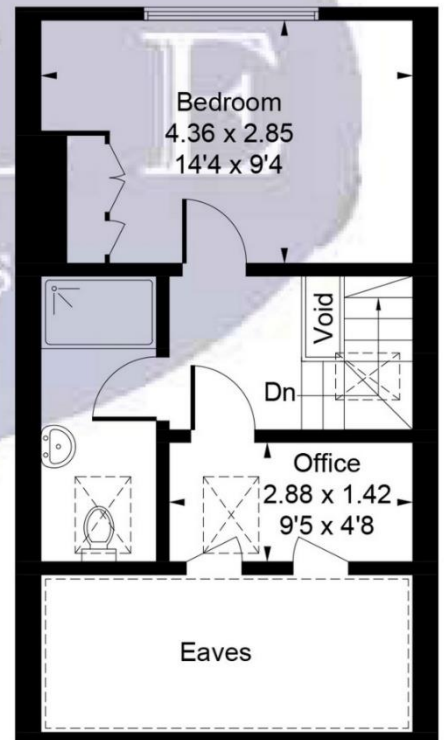
**Ground Floor**  
47.93 sq m / 516 sq ft



= Reduced headroom below 1.5m / 5'0



**First Floor**  
38.56 sq m / 415 sq ft  
Reduced Headroom  
0.16 sq m / 2 sq ft



**Second Floor**  
27.24 sq m / 293 sq ft  
Reduced Headroom & Eaves  
8.70 sq m / 94 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



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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 D



