

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

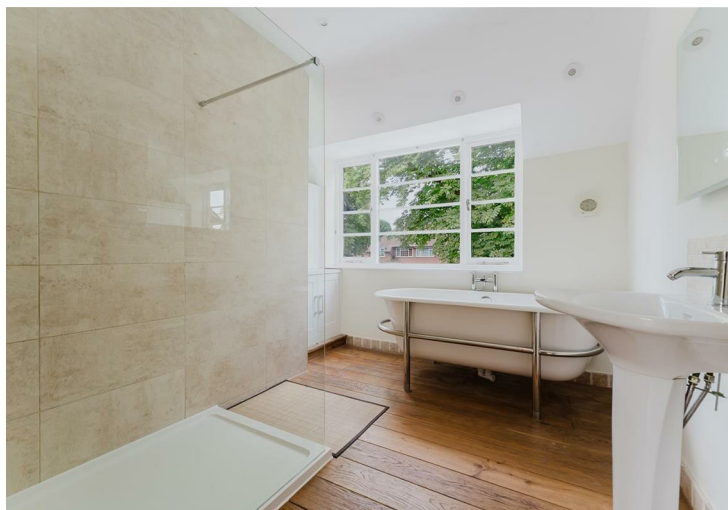


**Freehold / House - Semi-Detached**

**23, Cuckoo Avenue**  
**£750,000**

An exceptionally spacious and superbly presented 3 bedroom semi-detached family house, on this desirable, wide tree-lined Avenue, offering an excellent sized garden, off street parking and potential to further extend. Attractively also offered chain free.

- Easy access to the Elizabeth Line via Castle Bar Station
- Spacious 1930's semi-detached house
- Light, airy through lounge with bi-folding doors to garden
- Stunning, extended fitted kitchen dining room
- Utility room and W.C.
- First floor family-sized bathroom
- 3 good sized bedrooms, the master with fitted wardrobes
- Off road parking for 2 cars
- Large, landscaped rear garden with side access
- No onward chain



**Freehold / House - Semi-Detached**

# Cuckoo Avenue, W7 1BP

## £750,000

A wide brick-fronted 1930's semi-detached 'sun-trap style' family house, offering exceptionally spacious accommodation throughout, including super wide hallway, a light and airy through living room with living and dining areas and with full width bi-folding doors to the garden. a stunning, skillfully side-extended, fitted kitchen/breakfast/family room - featuring underfloor heating, remote Velux windows, bi-fold doors to the garden, stone worktops and a large island with inset sink and breakfast bar, integrated fridge. dishwasher, 'Neff' double oven (with slide and hide door), gas hob, combi microwave, grill and plate warmer. Opening to a large utility room with further appliances, GCH boiler and 'Megaflow' pressurised cylinder, water-softener, sink and W.C. Upstairs there is a large landing, 3 bedrooms (the master with wide garden aspect windows and an extensive range of fitted wardrobes) a well appointed family sized bathroom with reflective privacy glass, plus extractor fans, stripped and sealed timber floor, a freestanding bath, double shower-cubicle and sink (with 'Bluetooth' mirror over) a separate W.C, plus, excellent loft storage space. Outside there is a wonderful sized landscaped garden (enjoying an unoverlooked, open aspect) with paved and lawned areas, mature trees and shrub borders, secure side access and valuable off road parking to the front for 2 cars. Well maintained and presented - newly re-decorated throughout, complimented by polished solid wood floors and some new, neutral fitted carpets, featuring gas central heating (including some cast iron 'rolled' radiators and 'trench-heating' to the living room) and full double glazing (including sympathetically style front door and windows). Offering excellent potential for further extension- both for a loft conversion (the high pitched roofline could provide 2 further bedrooms and a bathroom) and a full width rear extension for an even larger living space (subject to p.p.).

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.

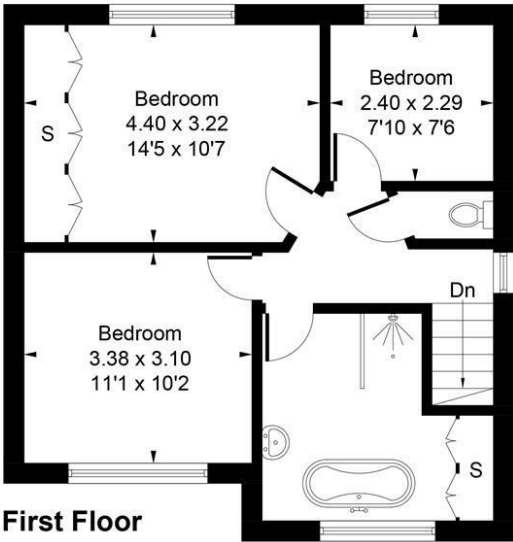
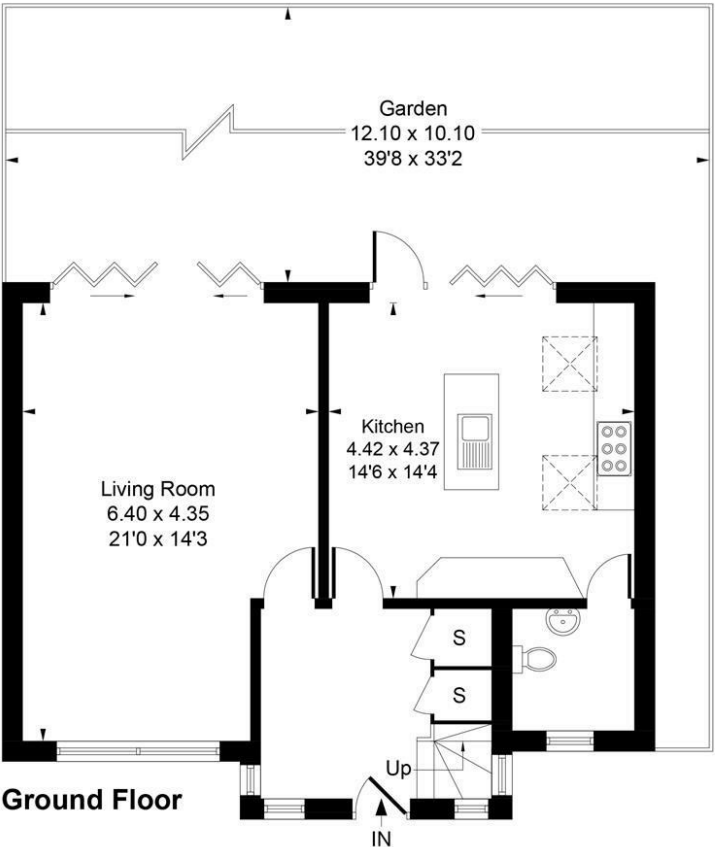


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# 23 Cuckoo Avenue, W7 1BP

Approximate Gross Internal Area  
109.36 sq m / 1177 sq ft

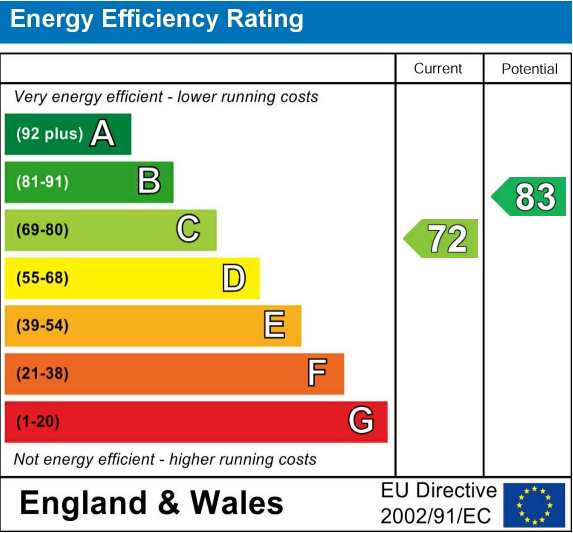


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

Council Tax Band

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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.