



## Clayponds Avenue, TW8

£635,000

A beautifully presented family home with bright, well-balanced living space. The ground floor features a large entrance, a front reception room, and a spacious open-plan kitchen and dining area.

The south-west facing garden enjoys sunlight all day and into the evening, ideal for families and outdoor living. Additional benefits include a boarded loft, a large shed, and rear access for bicycles.

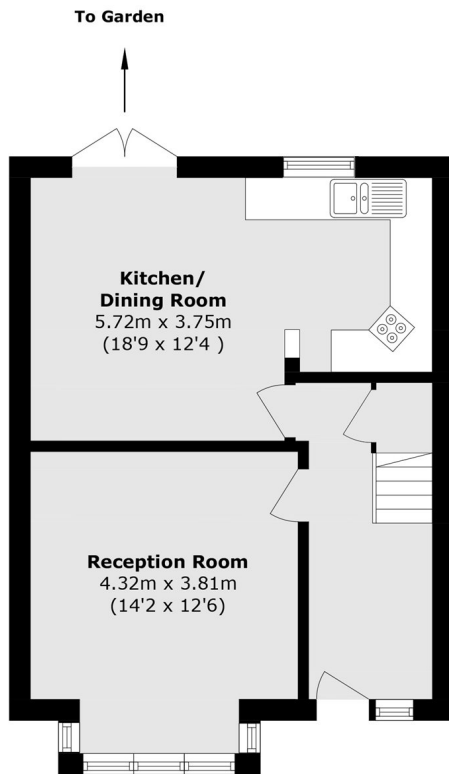


A fantastic family home arranged over two floors, with a front reception room, dining room, and kitchen on the ground floor. Upstairs offers two generous double bedrooms, a single bedroom, and a family bathroom.

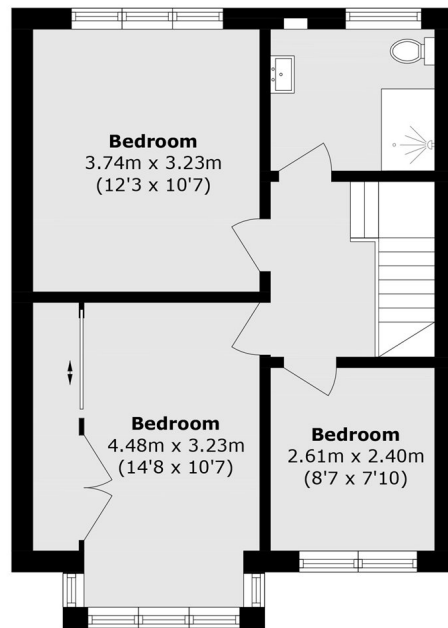
Well located within walking distance of South Ealing, Brentford, and Kew Bridge stations, with excellent links to Central London, Heathrow, and the A4/M4. Popular with families, the area is close to Lionel Primary and green spaces including Gunnersbury Park, Kew Gardens, and the Thames riverside.

- Three Bedrooms • Secluded Garden • Excellent Transport Links •
- Local Parks • Well Presented • Potential To Extend (STPP) •





**Ground Floor**



**First Floor**

Total area (approx.): 88.5 sq. m (952.6 sq. ft)

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