

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



**Freehold / House - Townhouse**

## 34 York Avenue, Hanwell, London, W7 3HU

A superbly presented 4 bedroom, 2 bathroom, 3 storey town house, offering versatile accommodation, with valuable off street parking, moments from Hanwell station for the Elizabeth line, on the fringes of sought after Hanwell Village.

- Superbly presented 3 storey town house
- Moments from the Elizabeth Line and St.Josephs school
- 4 bedrooms
- 2 bathrooms & G/F cloakroom
- Light living room opening onto the garden
- Smart fitted kitchen/family room
- Intergrated garage and utility room
- Valuable off street parking
- Landscaped garden



**Freehold / House - Townhouse**

# York Avenue, W7 3HU

## £950,000

This modern town house (built circa 2000) offers versatile living space over three floors, with an integral garage and valuable driveway parking (could be easily equipped for electric car charging). Superbly presented throughout with a sizeable, recently fitted kitchen/dining/family room (well equipped including a 'Blomberg' oven and hob, quartz work-tops and breakfast bar), opening onto an extended living room, with plenty of natural light. Bi-folding anthracite doors lead onto a lovely, secluded landscaped garden, with a myriad of mature flowering borders. There is also a handy utility room and cloakroom/WC. On the first floor there are two double bedrooms- the rear with balconette doors (and currently being used as a further lounge), the main with a range of fitted wardrobes and with an en-suite shower-room and on the third floor, two further double bedrooms served by a modern 'Jack & Jill' bathroom, plus a sizeable loft space. Offered in a smart, modern decor, with wood flooring and recently fitted carpets, featuring full double glazing (with custom window shutters to the front) and GCH (with a regularly serviced boiler and a 'Megaflo' pressurised hot water cylinder).

Situated in this wide residential road, on the fringes of sought after Hanwell Village, ultra-convenient for Hanwell station for the excellent Elisabeth Line (literally around a 3 minute walk) offering speedy access the Ealing Broadway, Heathrow and The City. The lovely green open spaces of Brent Valley (Bunny) park and golf course are close at hand, as are local shopping parades including the new Lidl, Sainsburys and Tesco's supermarkets, plus various good local pubs, coffee-shops and eateries and regular bus services to be found along Hanwell Broadway. The property is also within very close proximity of popular St. Josephs (R.C) and within easy walking distance of Hobbayne primary and Drayton Manor secondary, schools.



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### 34 York Avenue, W7 3HU

Approximate Gross Internal Area = 148.12 sq m / 1594 sq ft  
(Including Garage)



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 [jcphtographystudio.com](http://jcphtographystudio.com)

Council Tax Band

E

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Call us on

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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.