

Location:

Hanwell has become increasingly popular with buyers seeking a more established West London community, offering a good balance of residential streets, green open spaces, local amenities and excellent transport connections.

Key points:

- Semi Detached House
- Three Bedrooms
- Close to 100 Foot South Facing Garden
- In Need of Modernisation
- Chain Free
- Potential To Extend To Rear & loft STPP
- Eizabeth Line Close By
- Local Schools

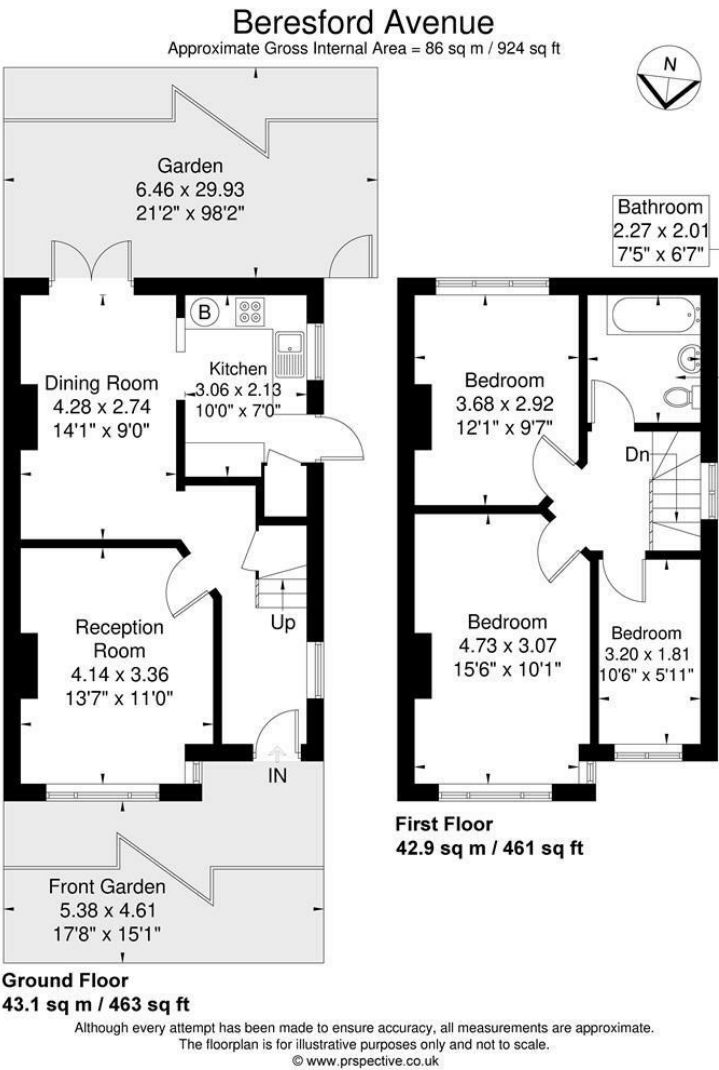
Do Better:

Acton
sales@astonrowe.co.uk

57-59 Churchfield Road,
Acton, London, W3 6AY

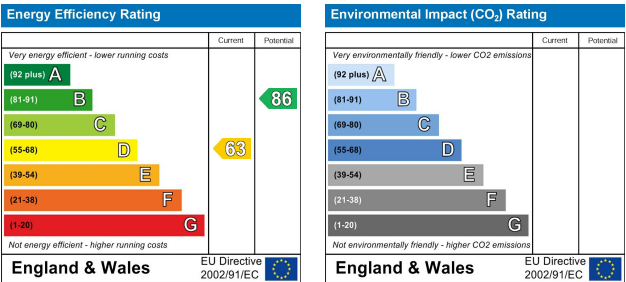
020 8992 3600

Aston Rowe



£590,000

Beresford Avenue, London W7 3AJ



- null Reception Rooms
- 3 Bedrooms
- 1 Bathrooms



The current owner says:

With local shops and amenities close by, together with parks, green spaces and the excellent connectivity offered by the Elizabeth Line, Hanwell continues to provide an appealing combination of community, convenience and access to the wider capital.

Situated in a popular residential part of Hanwell, W7, this attractive 1930s house presents an exciting opportunity for buyers looking for a property they can modernise, reconfigure and ultimately make their own.

The existing accommodation comprises three bedrooms and a family bathroom, with well-proportioned living space and the traditional character and layout associated with homes of this era. The property is now in need of a good degree of modernisation, but this is very much reflected in the opportunity on offer.

One of the property's standout features is the approximately 100ft south-facing rear garden, providing an impressive amount of private outside space and an excellent setting for families, entertaining and future landscaping.

For those looking to add value and create a larger contemporary home, there is excellent potential to extend to the rear and into the loft, subject of course to the necessary planning permissions and consents. The combination of the existing footprint, generous garden and loft space provides scope for a buyer to significantly enhance both the accommodation and long-term appeal of the property.

The area is particularly popular with families, with a number of well-regarded schools within the wider W7 area, including Hobbayne Primary School, St Mark's Primary School, St Joseph's Catholic Primary School, Oaklands Primary School and Drayton Manor High School. As always, prospective purchasers should make their own enquiries regarding current catchment areas and

What's better:

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