



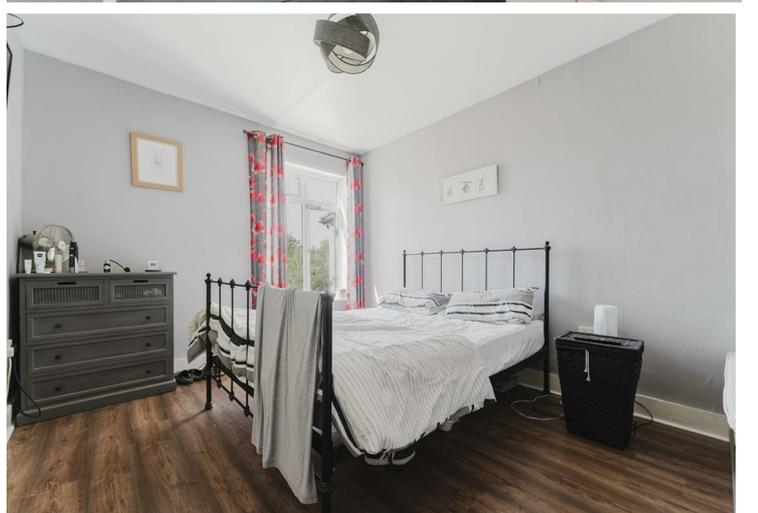
Freehold / House - Semi-Detached

Greenford Avenue

£725,000

A handsome Edwardian semi-detached family house, offering spacious accommodation including 3 double bedrooms, a large West-facing garden and off street parking space. Also offering much potential for extension and within easy reach of the Elizabeth line.

- Edwardian period semi
- 3 double bedrooms
- 2 reception rooms
- Fitted kitchen/breakfast room
- G/f shower-room
- F/f family bathroom
- GCH&DG
- Excellent sized West facing garden
- Off street parking
- Potential to extend



Freehold / House - Semi-Detached

Greenford Avenue, W7 3QT

£725,000

This substantial 'halls-adjointing' Edwardian period family home, in this convenient location, offers spacious accommodation including 2 reception rooms, a good sized fitted kitchen/breakfast room, ground floor shower-room, a lean-to/workshop - with potential (in our opinion, subject to the usual consent) for a large, wrap around rear extension. Upstairs there are 3 true double bedrooms, smart family bathroom and a deep, split level landing and excellent loft space, offering obvious potential for extension. Outside there is a good sized West-facing garden, with patio, decked and lawn areas and mature flower/shrub borders, plus, secure side access. Featuring high ceilings, wood floors, some new fitted carpets, GCH (Vaillant combi-boiler) and double glazing throughout.

Situated on the Greenford Avenue, towards the corner of sought-after Grove Avenue, super convenient for regular bus services into Ealing Town Centre, various local shops and eateries and within easy reach of Hanwell (for the excellent Elizabeth Line) station-offering speedy access to Paddington and Heathrow. The area is also served by well regarded local schools (Hobbayne Primary is just along the road and Drayton Manor secondary also within a few minutes walk) with the lovely green spaces of Brent Lodge (Bunny) Park and Brent Valley Golf course and gym, close at hand.



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



234 Greenford Avenue, W7 3QT

Approximate Gross Internal Area
118.36 sq m / 1274 sq ft

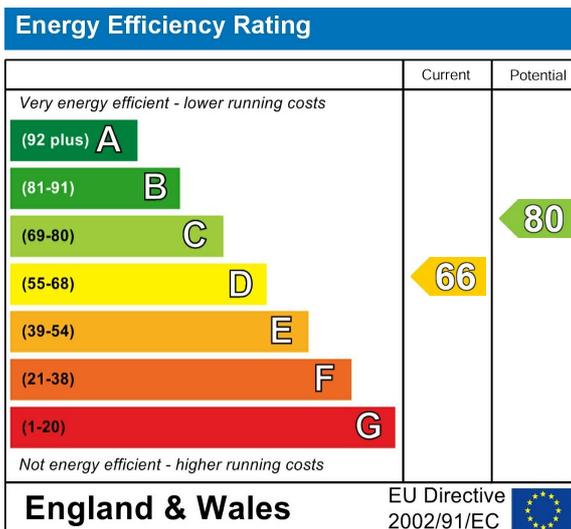


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

Council Tax Band

D

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.