



**£800,000**

**Highland Avenue, Hanwell, W7**



- 4 Bedrooms
- Excellent Transport Links
- 72 ft. Rear Garden
- Potential to extend STPP
- Detached Garage & Outbidding
- Chain Free

A fantastic opportunity to acquire a chain free, substantial 4 bedroom, semi-detached family home on the highly sought-after Highland Avenue, offering 1,273 sq ft of internal accommodation, together with a large rear garden, detached garage and outbuilding. Inside, the property features a welcoming entrance hallway, bay-fronted reception room, separate dining room with direct access to the garden, well-proportioned kitchen and downstairs cloakroom/WC. Upstairs, there are 4 bedrooms - box room currently optimized as a home office and family bathroom with an adjacent and separate WC. Outside, the property boasts an impressive 72 ft rear garden, detached garage and separate outbuilding, offering excellent storage and potential for a gym or workshop. Additional benefits include, shared driveway, side access, approximately 1,537 sq ft of total space including the garage and outbuilding, potential to extend STPP and an excellent location for Hanwell's shops, cafés, parks, schools and Elizabeth Line station.

# Highland Avenue, Hanwell, W7



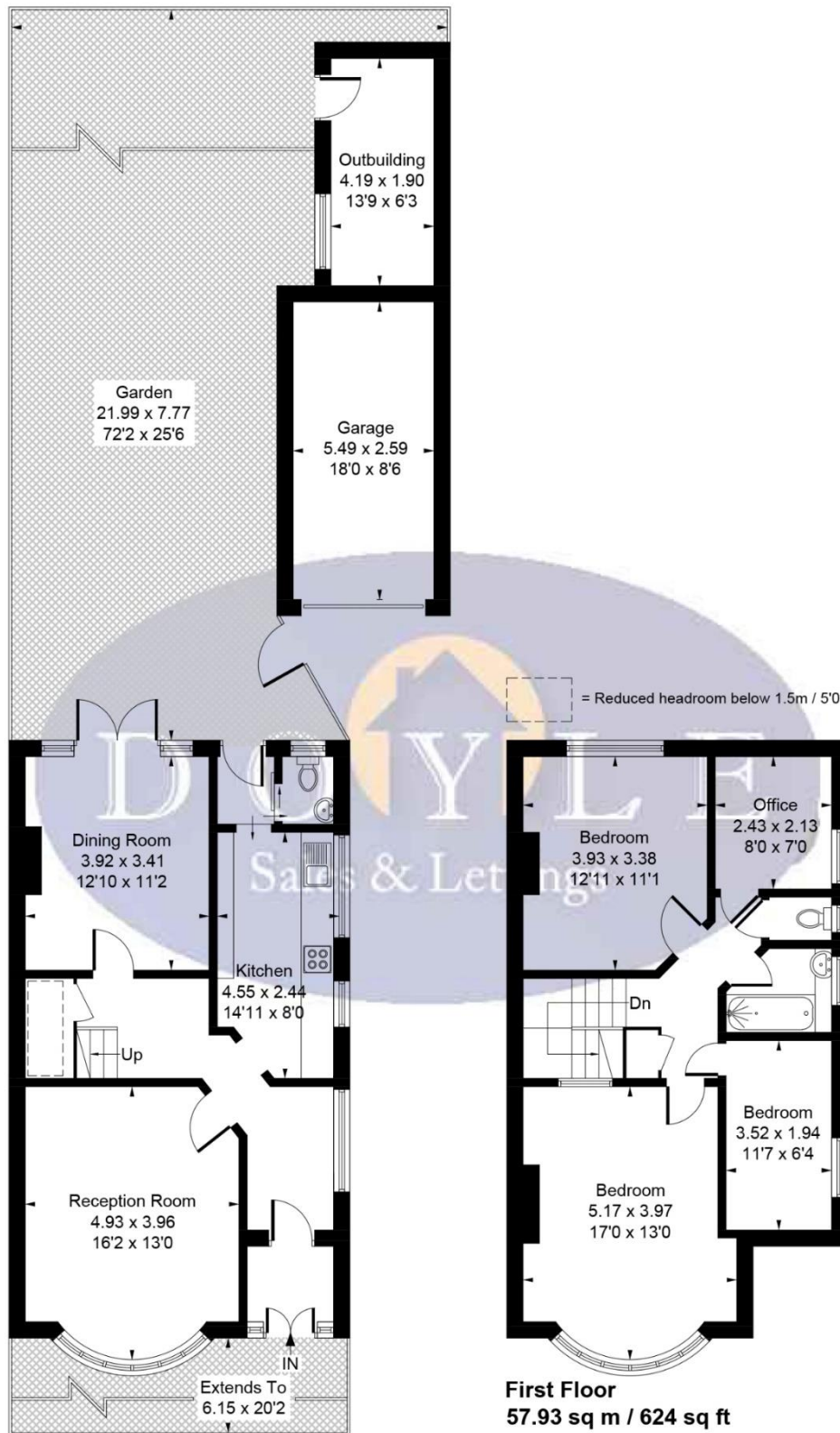
# Highland Avenue, London, W7 3RF

Approximate Gross Internal Area = 118.23 sq m / 1273 sq ft

Reduced Headroom = 1.29 sq m / 14 sq ft

Garage & Outbuilding = 23.25 sq m / 250 sq ft

Total = 142.77 sq m / 1537 sq ft



**Ground Floor**  
**60.30 sq m / 649 sq ft**  
**Reduced Headroom**  
**1.29 sq m / 14 sq ft**

**First Floor**  
**57.93 sq m / 624 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.

© Vizion Property Marketing Produced for Doyle Sales & Lettings

MAP



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings,Boston Rd,Hanwell,London,W7 3TT    T: 020 8840 0171    E: info@doylesalesandlettings.co.uk    W: www.doylesalesandlettings.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

EPC Rating D

