



**£825,000**

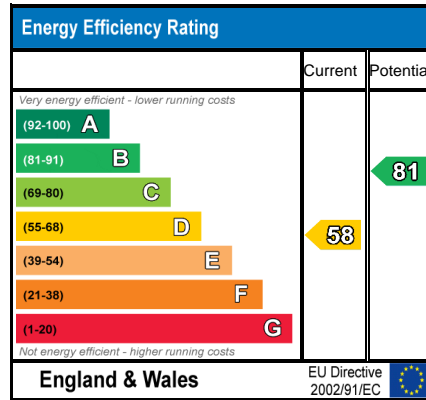
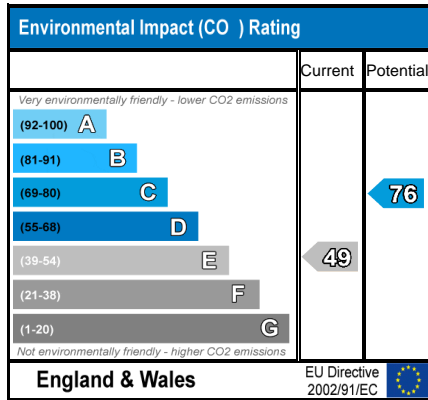
**Southdown Avenue, Hanwell, W7**



- 4 Double Bedrooms
- 200 Sq Ft Detached Garage
- 2 Reception Rooms
- Semi Detached
- 1,717 Sq Ft
- South West Facing Garden

A well presented 4 double bedroom semi detached family home with a detached garage and backing onto the green open spaces of the park. The accommodation comprises bay fronted reception, dining room, kitchen, garden room and downstairs WC. On the first floor there are 3 double bedrooms, family bathroom and separate WC. The top of the house boasts a fantastic loft conversion with ample storage in the eaves, Juliet balcony and smart en-suite. There are front and rear gardens, the latter South West facing, mature and benefits from a very useful detached garage. Southdown Avenue is a short stroll from Boston Manor station (Piccadilly line) and perfect location for bus routes, road networks, great local shops and restaurants. This home also falls into the popular Elthorne High, Oaklands and the much sought after Fielding school catchment areas.

# Southdown Avenue, Hanwell, W7





# Southdown Avenue, W7



Ground Floor

First Floor

Second Floor

**Approx Total Internal Area 1717 Sq Ft - 159.51 Sq M**  
(Excluding Garage)

**Approx Gross Internal Area Of Garage 200 Sq Ft - 18.58 Sq M**

Illustration Purposes Only

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 errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.

## 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](mailto:info@doylesalesandlettings.co.uk) W: [www.doylesalesandlettings.co.uk](http://www.doylesalesandlettings.co.uk)

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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.

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## EPC Rating D

