



**£539,950**

**Beresford Avenue, Hanwell, W7**



- 3 Bedrooms
- Side & Rear Access
- Semi Detached
- Great School Catchment
- Double Garage
- Opportunity To Extend

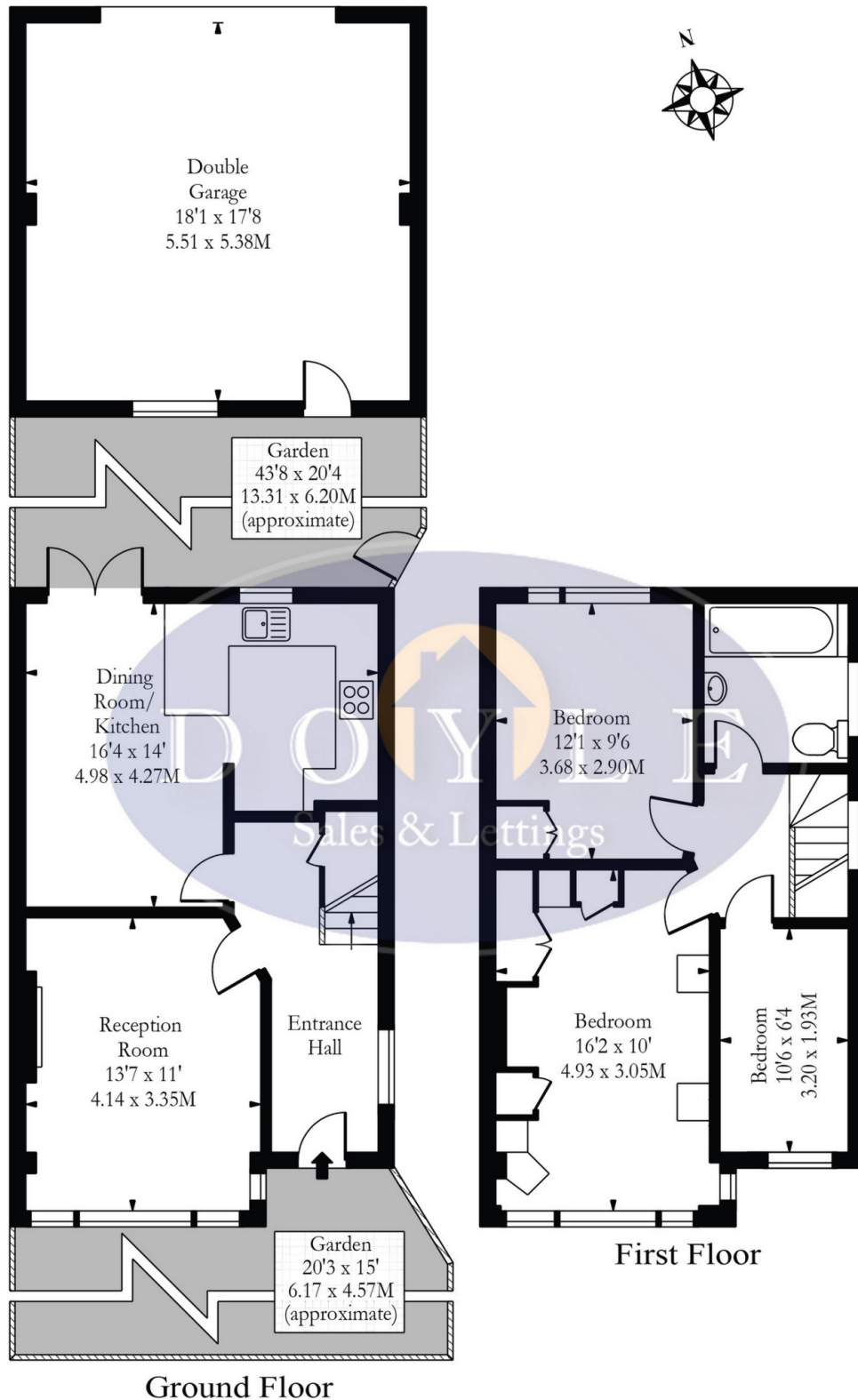
A well presented 3 bedroom semi-detached family home with a garage on Beresford Avenue. The ground floor offers entrance hall, front lounge and open plan kitchen/diner. On the first floor are 2 double bedrooms, family bathroom and a larger than average single bedroom. Benefits include side access, landscaped rear garden, double garage, rear access and potential for a loft conversion and rear extension (STPP) similar to other properties on the road. Conveniently located for popular high schools and primary schools, Beresford Avenue is ideal for Hanwell (Crossrail) and Castle Bar (GWR) stations, the Popular Bunny Park, local shops, good bus routes and excellent road networks for easy access to Ealing, Central London and beyond.







# Beresford Avenue, W7



**Approx Gross Internal Area 907 Sq Ft - 84.26 Sq M**  
(Excluding Double Garage)

**Approx Gross Internal Area Of Double Garage 319 Sq Ft - 29.64 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

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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 E

