



**£499,950**

**Brentvale Avenue, Southall, UB1**



- 2 Double Bedrooms
- End Of Terrace
- Extended Kitchen/Diner
- Garage
- Off Street Parking
- Close To Crossrail

A stunning 2 double bedroom extended end of terrace family home with off street parking for 2 cars and garage in a cul de sac situated on Hanwell borders. Accommodation on the ground floor comprises wide entrance hallway, bay fronted lounge, shower room and spacious extended kitchen/diner. The first floor offers 2 double bedrooms and family bathroom. Benefitting from off street parking for 2 cars to the front, large rear garden, garage accessed via a service road and an opportunity to convert the loft space STPP. This lovely family home is ideally located for Hanwell station (Crossrail), excellent school catchment, Ealing Hospital, road networks, bus routes, canal, parks and Hanwell Broadway.

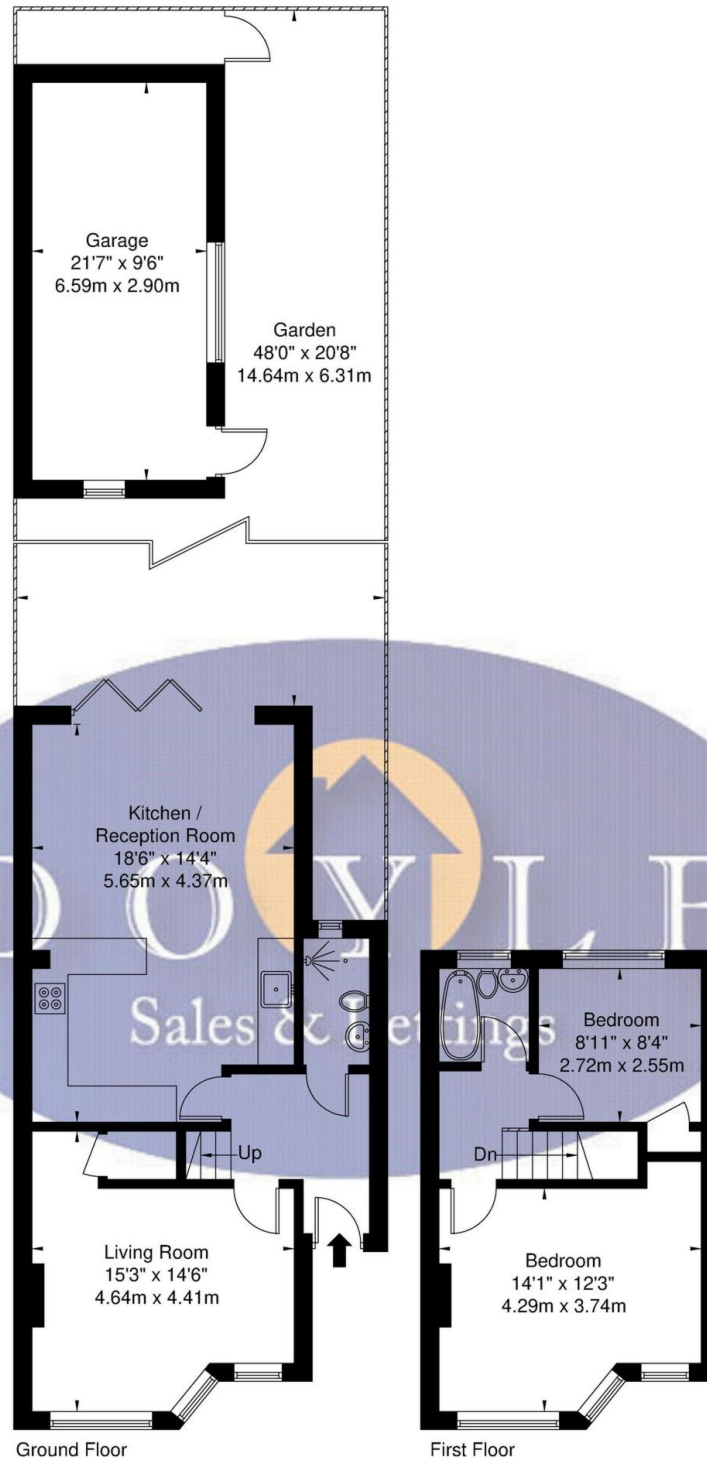
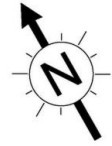


# Brentvale Avenue UB1 3ER

Approx. Gross Internal Area = 84.9 sq m / 914 sq ft

Garage = 19.1 sq m / 205 sq ft

Total = 104.0 sq m / 1119 sq ft



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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

## 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)

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.

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

## EPC Rating C

