



**£1,300,000**

**Grove Avenue, Hanwell, W7**



- 5 Bedrooms 3 Bathroom
- 4 Reception Areas
- 5 Room Basement
- Semi Detached With Garage
- Over 2,600 Sq Ft
- 160 Ft West Facing Garden

A stunning 2,600 sq ft 5 bedroom Edwardian semi detached family home situated in one of Hanwell's sought after locations. The property boasts uninterrupted views overlooking golf courses to the rear. This enviable home comprises on the ground floor wide entrance hallway, large formal front reception room, open plan dining room, kitchen with pantry, sun room with terrace and oak flooring throughout. The first floor hosts 4 bedrooms and family bathroom. The loft conversion, with its magical panoramic views of Brent Valley Golf Club and miles beyond, provides a spacious master bedroom with en-suite, walk in dressing room and plentiful eave storage. The basement level consists of a large cellar, 2 storage rooms, versatile lounge/reception room and shower room. From the house you are greeted by a 160ft west facing garden, delightfully maintained in different sections and benefitting from a spacious all year round garden studio with electricity and water supply. There is potential to develop the garage and area at the rear of the studio for off street parking/ play area/ horticultural purposes. Key features include period fireplaces, stripped floor boards, double glazing throughout and side and rear access. This is an opportunity to purchase a unique property on Grove Avenue, a popular tree lined road, perfect for Hanwell station (Crossrail), excellent schools, bus routes, road networks, shops and parks.



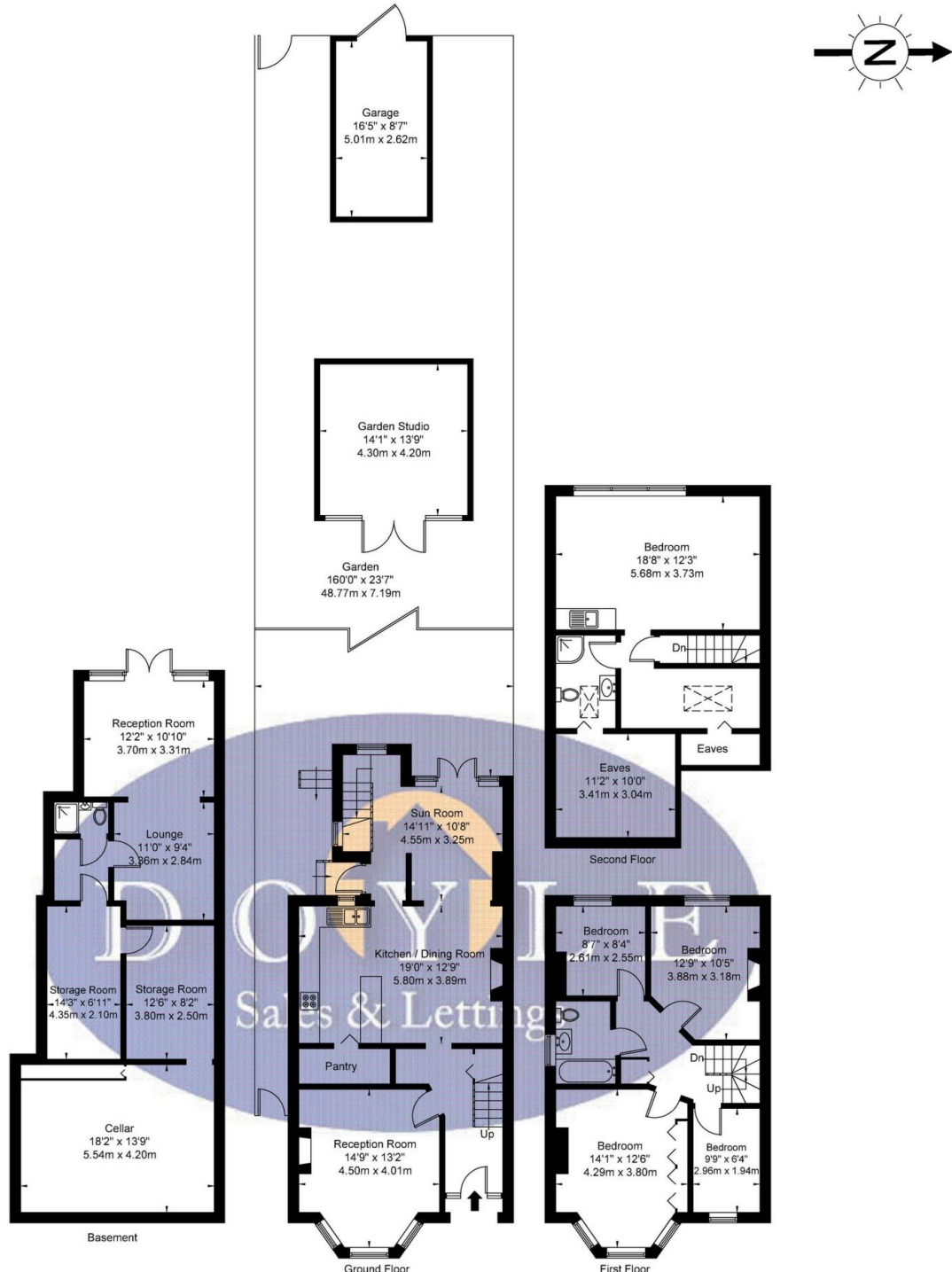


# Grove Avenue, W7 3ES

Approx. Gross Internal Area = 241.7 sq m / 2601 sq ft

Garden Studio & Garage = 31.0 sq m / 333 sq ft

Total = 272.7 sq m / 2935 sq ft



Ref

Copyright **BLEU PLAN**

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

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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.

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

## EPC Rating D

