



**£475,000**

**Brentvale Avenue, Southall, UB1**



- 3 Bedrooms
- Garage
- Opportunity To Extend Loft
- Cul De Sac Location
- Extended Kitchen
- Hanwell Borders

A well presented 3 bedroom extended family home with a garage situated in a cul de sac location on Hanwell borders. The accommodation comprises entrance hallway, reception, dining room, extended kitchen, 2 bedrooms, study/bedroom and family bathroom. Benefitting from a valuable garage which is accessed from a service road, front and rear gardens and an opportunity to convert the loft space to create an extra bedroom and bathroom STPP. Brentvale Avenue is ideally located for Hanwell station (Crossrail), excellent school catchment, Ealing Hospital, road networks, bus routes, canal, parks and Hanwell Broadway.

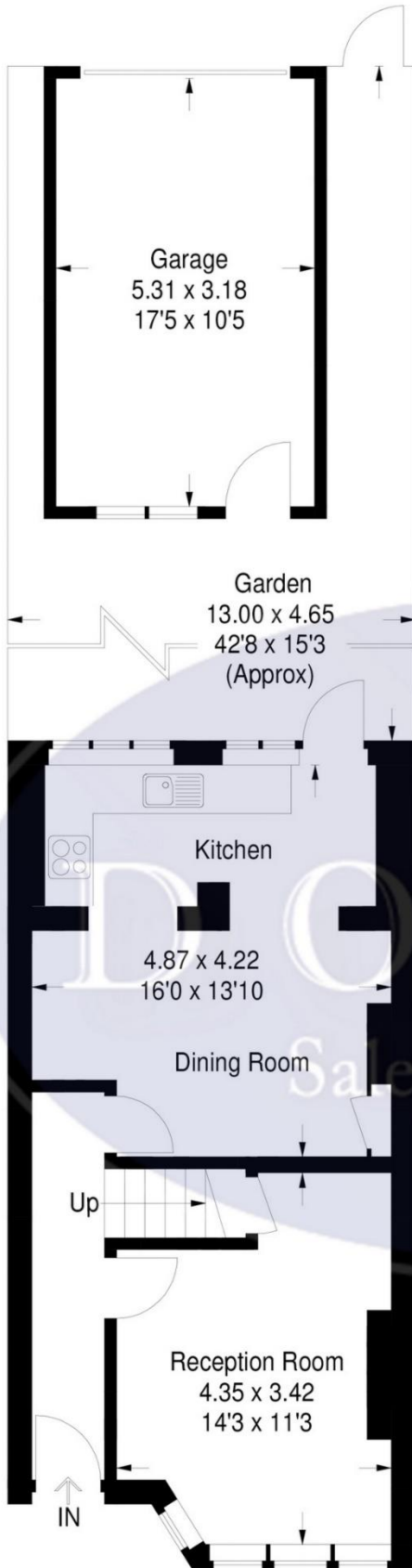




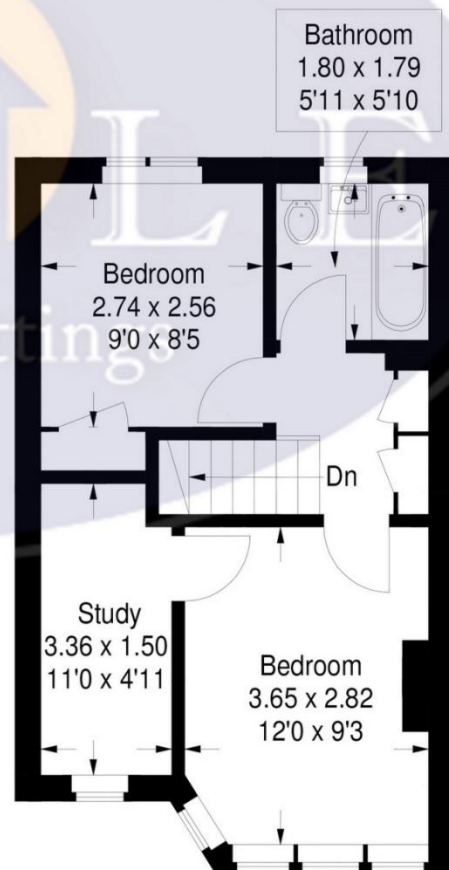


## Brentvale Avenue UB1 3ER

Approximate Gross Internal Area  
73.2 sq m / 788 sq ft  
Garage = 17 sq m / 183 sq ft  
Total = 90.2 sq m / 971 sq ft



**Ground Floor**  
40.9 sq m / 440 sq ft



**First Floor**  
32.3 sq m / 348 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.

## 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.

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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## EPC Rating D

