



£699,950

Brentvale Avenue, Southall, UB1



- 3 Bedrooms
- End Of Terrace
- Detached Double Garage
- Almost 120 Ft Rear Garden
- Off Street Parking
- Opportunity To Extend

Located on a rarely available substantial corner plot, is this well presented 3 bedroom, end of terrace, family home, with off street parking, double garage and almost 120 ft garden, in a quiet cul de sac on Hanwell borders. The accommodation on the ground floor comprises of entrance hallway, bay fronted reception, dining room and kitchen and extended utility room. The first floor offers 2 double bedrooms, single bedroom and family bathroom with separate WC. This excellent property benefits from wide frontage with off street parking for 2+ cars, side and rear gardens, the latter nearly 120 ft long, an opportunity to extend STPP and large detached double garage access via a service road to the rear. Brentvale Avenue is ideally located for Hanwell Station (Elizabeth line / Crossrail), excellent school catchment, Ealing Hospital, road networks, bus routes, canal, parks and Hanwell Broadway.

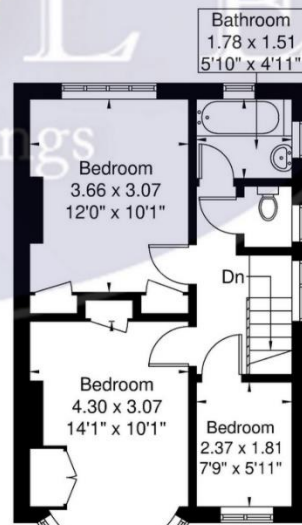
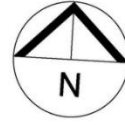


Brentvale Avenue UB1 3ER

Approximate Gross Internal Area = 86.4 sq m / 929 sq ft

Garage = 31.9 sq m / 343 sq ft

Total = 118.3 sq m / 1272 sq ft



First Floor
39.5 sq m / 425 sq ft

Ground Floor
46.9 sq m / 504 sq ft

Garage
31.9 sq m / 343 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

© www.perspective.co.uk

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 W: 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.

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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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

EPC Rating E

