



£799,950

Montague Avenue, Hanwell, W7



- 3 Bedrooms
- End Of Terrace
- 2 Reception Rooms
- Extended Kitchen/Diner
- Opportunity To Extend Loft
- Large Detached Garage

A beautifully presented, extended, 3 bedroom, end of terrace, family home with rarely available large detached garage in central Hanwell. The property which has been recently refurbished by the current owners and offers an abundance of natural light comprises entrance hall, spacious bay fronted lounge, guest WC, stunning extended full width kitchen / reception with island and doors out to the rear garden. On the first floor it offers 2 double bedrooms, single bedroom and family bathroom. This family home benefits from a large detached garage, an opportunity to convert the loft to create a dormer loft conversion STPP, front garden and a private easy to maintain rear garden with valuable side access. Montague Avenue is conveniently located for Hanwell station (Elizabeth line / Crossrail), Boston Manor station (Piccadilly), great schools, an array of local shops on Hanwell Broadway, bus routes, road networks, canal and parks.

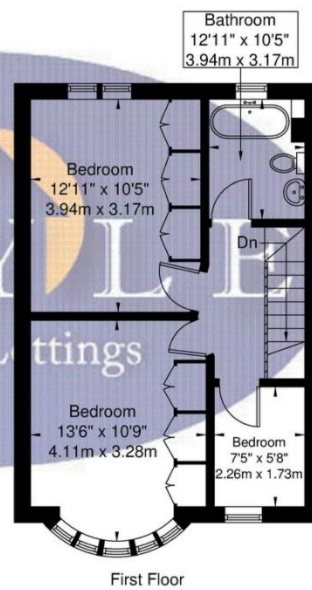
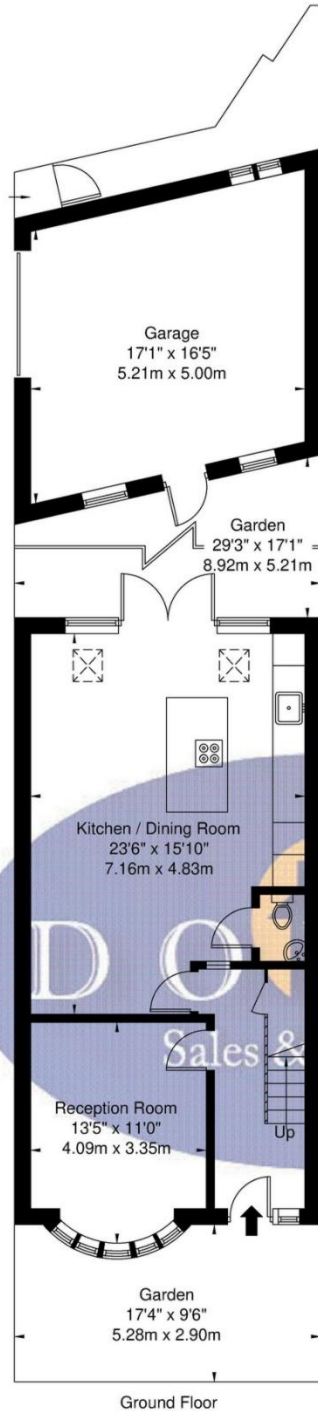
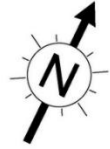


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Approx. Gross Internal Area = 97.2 sq m / 1046 sq ft

Garage = 26.4 sq m / 284 sq ft

Total = 123.6 sq m / 1330 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Map



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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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