



**£575,000**

**Humes Avenue, Hanwell, W7**



- 3 Bedrooms
- End Of Terrace
- Extended Kitchen
- Great School Catchment
- Side Access
- Excellent Transport Links

A well-presented, end of terrace, extended, 3 bedroom, family home in a highly sought after location in Hanwell. Accommodation comprises family bathroom, reception, dining area and extended kitchen leading out to a private south facing garden with side access. The first floor offers 2 double bedrooms, a single bedroom and there is a loft area perfect for storage. Humes Avenue falls into a great school catchment area and is in close proximity to Boston Manor station (Piccadilly line), Hanwell station (Elizabeth line), bus routes, road networks, Grand Union Canal, shops and good local amenities.

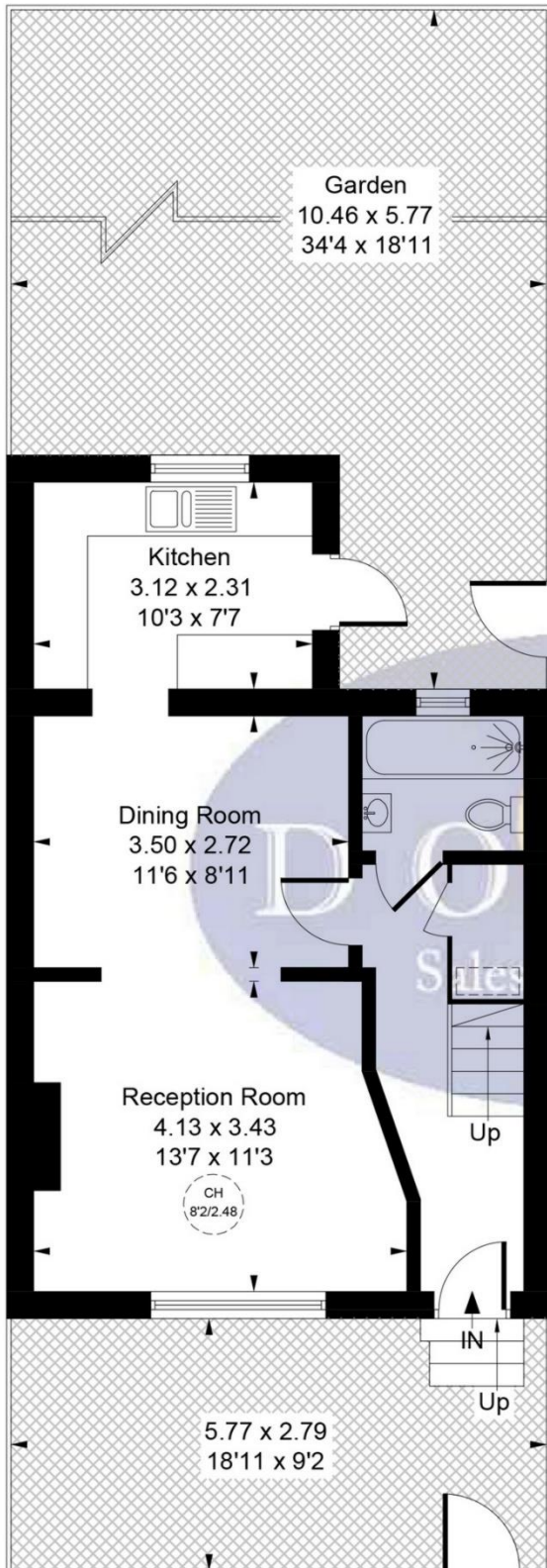


# Humes Avenue, London, W7 2LP

Approximate Gross Internal Area = 77.88 sq m / 838 sq ft

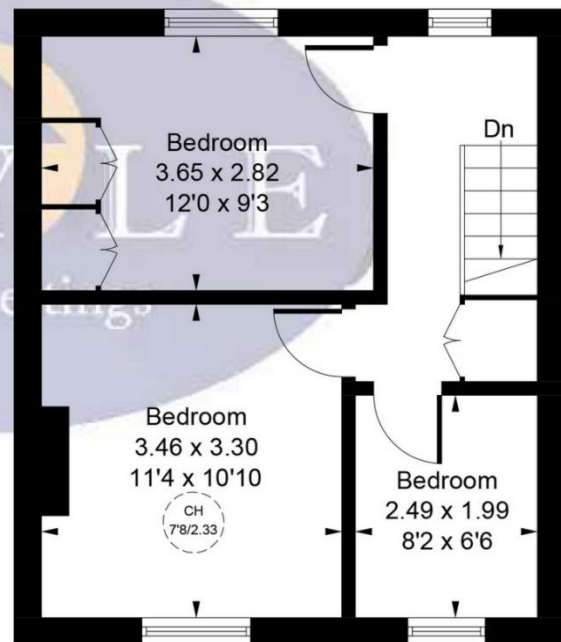
Reduced Headroom = 0.28 sq m / 3 sq ft

Total = 78.16 sq m / 841 sq ft



CH = Ceiling Height

= Reduced headroom below 1.5m / 5'0



**First Floor**  
34.88 sq m / 375 sq ft

**Ground Floor**  
43.00 sq m / 463 sq ft

**Reduced Headroom**  
0.28 sq m / 3 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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## 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 C

