



£950,000

Clitherow Avenue, Hanwell, W7



- Semi Detached
- 4 Double Bedrooms
- Extended Kitchen
- Detached Garage
- Excellent School Catchment
- Approx. 1,500 Sq Ft

An extended, semi-detached, 4 bedroom with a study, period family home, with garage, located in the popular Fielding catchment. The property, with over 1,500 sq ft of accommodation, comprises entrance hall, separate bay fronted living room, study, downstairs WC and an extended open plan dining room and kitchen. First floor boasts 3 bedrooms and a family bathroom. The loft conversion offers another double bedroom and separate shower room. The property benefits from front and rear gardens, the latter south-west facing, detached garage, shared side access, potential for further extensions (STPP), eaves storage and period features such as high ceilings and fire place. Clitherow Avenue is close to Elthorne Park and its fantastic walks, falls into a great school catchment for both primary and secondary schools such as Fielding, Mount Carmel, Oaklands, Elthorne High and Gunnersbury, ideally situated for Hanwell (Elizabeth line) and Boston Manor (Piccadilly) stations and good road and bus networks.



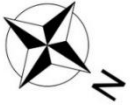
Clitherow Avenue, W7 2BH

Approximate Gross Internal Area = 138.91 sq m / 1495 sq ft

Reduced Headroom & Eaves = 4.93 sq m / 53 sq ft

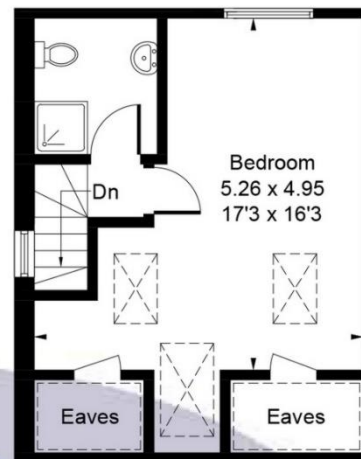
Garage = 18.24 sq m / 197 sq ft

Total = 162.08 sq m / 1745 sq ft

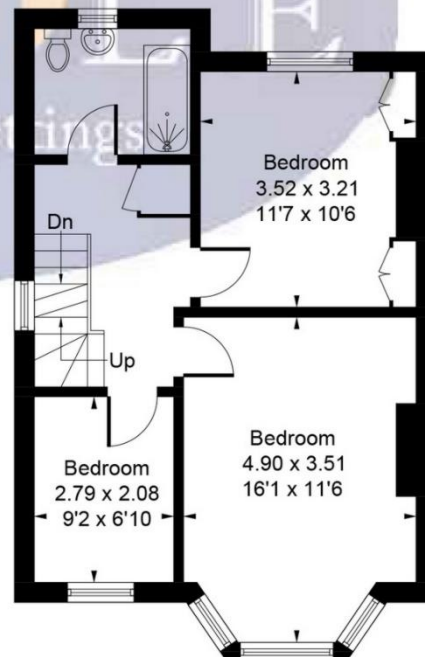


Ground Floor
63.76 sq m / 686 sq ft

 = Reduced headroom
below 1.5m / 5'0"



Second Floor
27.48 sq m / 296 sq ft
Reduced Headroom & Eaves
4.93 sq m / 53 sq ft



First Floor
47.67 sq m / 513 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.

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EPC Rating D

