



**£700,000**

**Beechmount Avenue, Hanwell, W7**



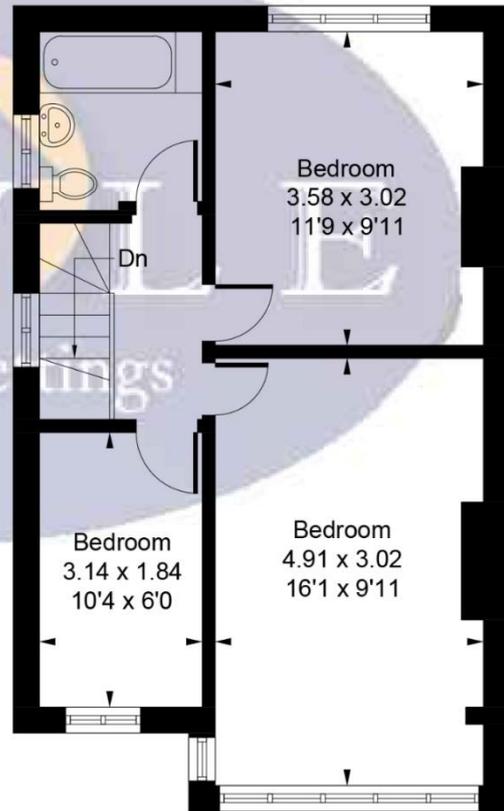
- 3 Bedrooms
- Semi Detached
- Stunning Kitchen Extension
- Opportunity To Extend STPP
- 1,111 Sq Ft
- Chain Free

A stunning, chain free, 3 bedroom, semi-detached, family home, offering 1,111 sq. ft. of contemporary living space in a very popular area of Hanwell. The ground floor opens with an inviting wide entrance hallway leading to a spacious bay-fronted reception room and a dedicated, stylish shower room and into the heart of the home, a lounge and a large extended luxury eat-in kitchen and diner, complemented by a practical utility room. The first floor features two comfortable double bedrooms, a single bedroom, and a generous family bathroom, while the loft provides excellent potential for conversion (STPP). Outside, the property enjoys both front and rear gardens; the latter is accessed via stylish bi-folding doors and features a newly laid lawn with convenient side and rear access. Perfectly positioned on Beechmount Avenue, the home is ideally situated for Hanwell station (Elizabeth Line), major road networks, local bus routes, top-tier schools, parks, and shops.



# Beechmount Avenue, London, W7 3AQ

Approximate Gross Internal Area  
103.19 sq m / 1111 sq ft



**First Floor**  
41.88 sq m / 451 sq ft

**Ground Floor**  
61.31 sq m / 660 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.

## 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

