



£825,000

York Avenue, Hanwell, W7



- 4 Bedroom
- Utility & Guest WC
- Over 1,300 Sq Ft
- Stunning Period Property
- Quiet Cul De Sac
- Close To Elizabeth Line

This attractive 4 bedroom Victorian villa is a masterclass in period elegance, perfectly positioned on the peaceful fringes of Hanwell Village. Behind its classic red-brick, bay-fronted facade lies a home that seamlessly blends refined modern decor with a wealth of original character, from the warmth of stripped wood floors to the charm of traditional sash windows, corncicing and ornate fireplaces. The ground floor has been intelligently enhanced for modern living, featuring a spacious living room, large kitchen/dining room, an essential utility room and a discreet guest WC. The first floor boasts 2 double bedrooms and family bathroom with underfloor heating. The accommodation reaches new heights with a tasteful loft conversion, which provides a spacious double bedroom alongside a versatile single room-ideal as a fourth bedroom or a quiet home office-and a stylish contemporary shower room. Outside, the property opens onto a private garden, offering a serene retreat within easy reach of the Brent Valley Bunny Park and Golf Course. York Avenue is a quiet cul de sac, situated moments from St Joseph's Primary School and Hanwell Station, residents enjoy effortless access to the Elizabeth Line for speedy commutes to Paddington and Heathrow.



York Avenue, W7

Approximate Gross Internal Area (Excluding Void) = 113.73 sq m / 1224 sq ft

Reduced Headroom & Eaves = 8.86 sq m / 96 sq ft

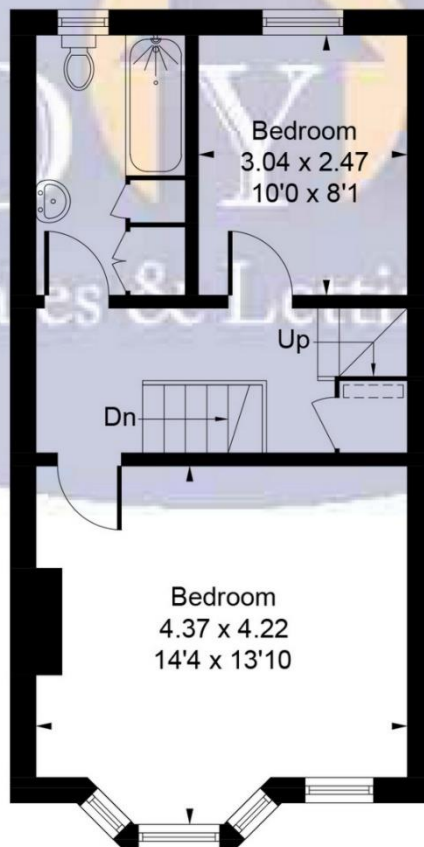
Total = 122.59 sq m / 1320 sq ft



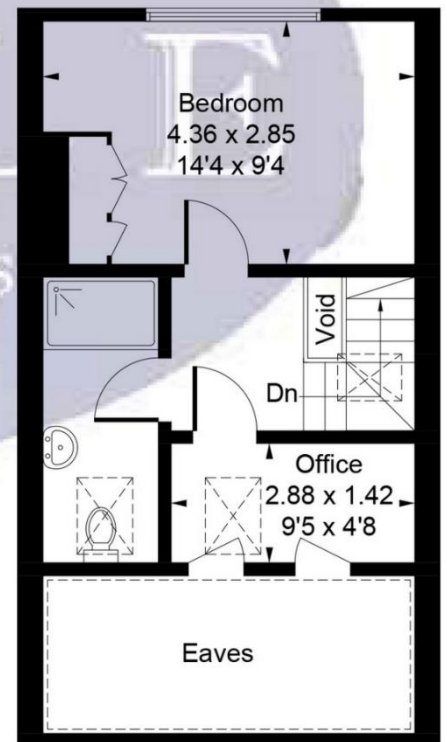
Ground Floor
47.93 sq m / 516 sq ft



= Reduced headroom below 1.5m / 5'0



First Floor
38.56 sq m / 415 sq ft
Reduced Headroom
0.16 sq m / 2 sq ft



Second Floor
27.24 sq m / 293 sq ft
Reduced Headroom & Eaves
8.70 sq m / 94 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

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 D

