



**£550,000**

**Brentvale Avenue, Southall, UB1**



- 3 Bedrooms
- Off Street Parking
- Almost 900 Sq Ft
- Opportunity To Extend
- 2 Reception Rooms
- Close To Elizabeth Line

This lovely three-bedroom family home with off street parking sits in a quiet cul-de-sac right on Hanwell borders. Step inside the ground floor to find a welcoming entrance hallway that leads into a bright, bay-fronted reception room, a separate dining room, and a modern kitchen. Upstairs, the first floor features three comfortable bedrooms alongside a neat family bathroom. Outside, the property boasts both off street parking to the front and a private garden to the rear. The property also benefits from the potential to expand into the loft space and the rear STPP. Location is a major highlight, as Brentvale Avenue is perfectly placed for quick access to Hanwell Station with its speedy Elizabeth line links. It also sits within an excellent school catchment area and is close to Ealing Hospital, main road networks, bus routes, the local canal, green parks, and Hanwell Broadway shops.

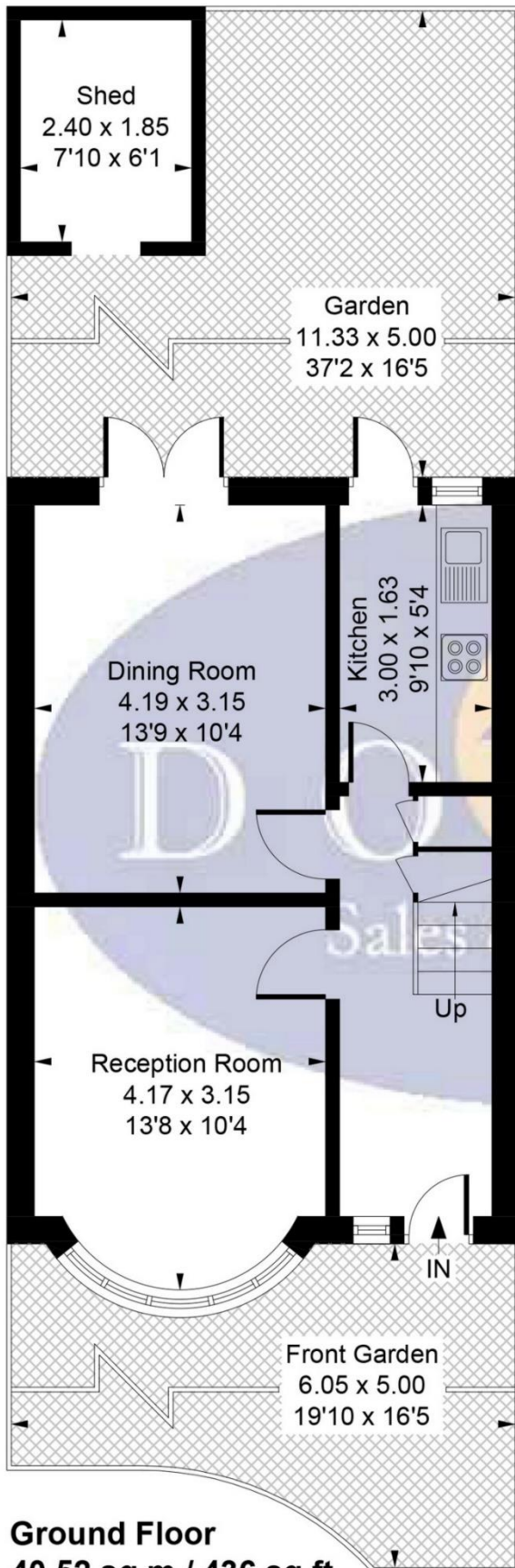


# Brentvale Avenue, UB1 3ER

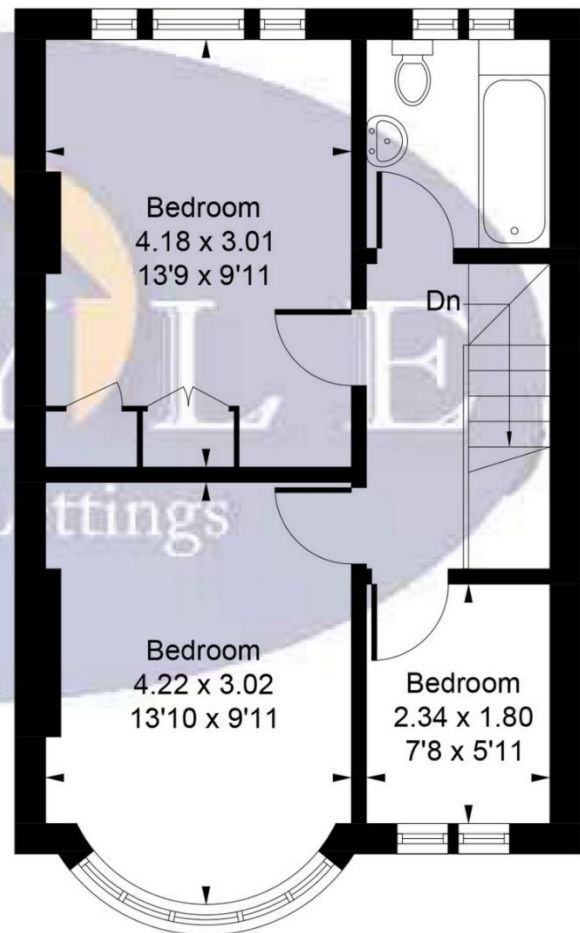
Approximate Gross Internal Area = 80.45 sq m / 866 sq ft

Shed = 4.44 sq m / 48 sq ft

Total = 84.89 sq m / 914 sq ft



**Ground Floor**  
40.52 sq m / 436 sq ft



**First Floor**  
39.93 sq m / 430 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.

© Vizion Property Marketing Produced for Doyle Sales & Lettings

## 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](mailto:info@doylesalesandlettings.co.uk) W: [www.doylesalesandlettings.co.uk](http://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 C

