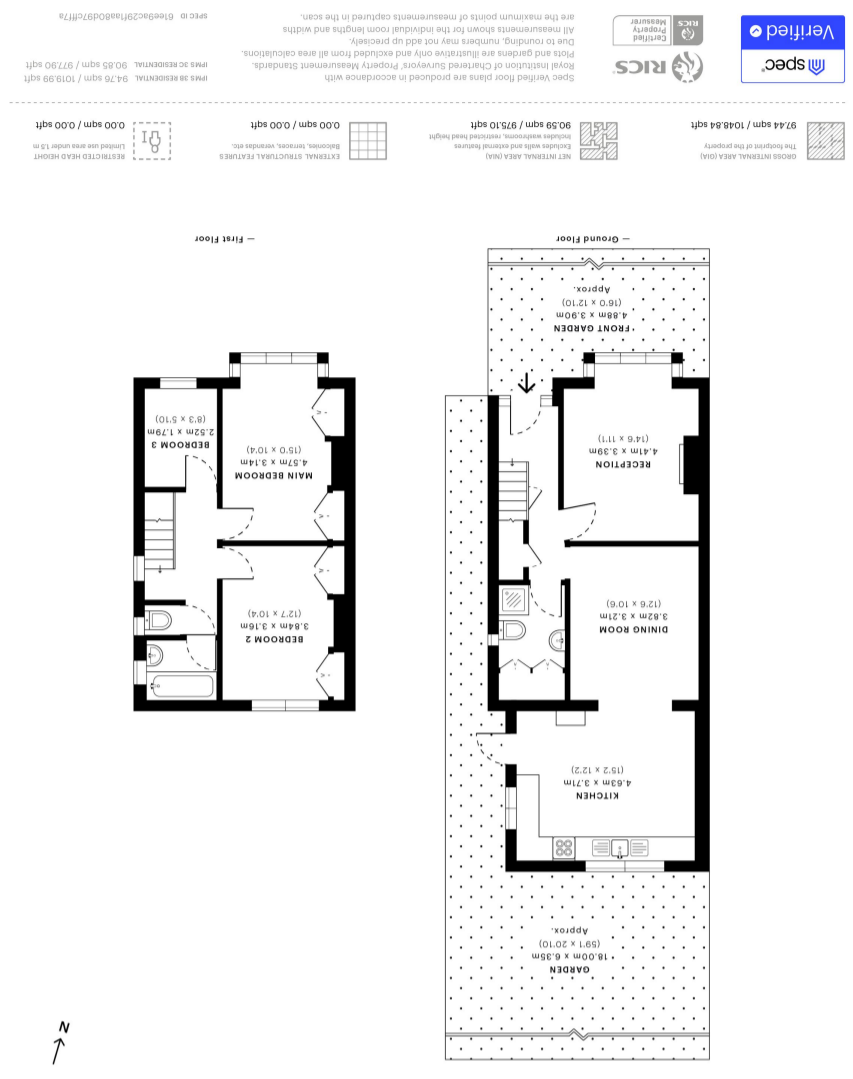


EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 to 100)
	B (81 to 91)
	C (69 to 80)
	D (55 to 68)
	E (39 to 54)
	F (21 to 38)
Not energy efficient - higher running costs	G (1 to 20)
Current	53
Potential	84

Energy Efficiency Rating



Beresford Avenue, W7
 CAPTURE DATE: 26/10/2022
 LASER SCAN POINTS: 2,769,536
 GROSS INTERNAL AREA: 97.44 sqm / 1048.84 sqft



7 Beresford Avenue, London. W7 3AJ.

£675,000



Castle are pleased to offer this family home situated on a popular road in Hanwell. The property consists of three bedrooms and also upstairs is a family bathroom, with two receptions, the second opening onto the extended kitchen/diner downstairs. Outside is a well presented South Facing rear garden.



The house is situated on a popular tree lined road off Greenford Avenue with its local shops and amenities. Also close by are transport links including bus services passing directly by. Castle Bar and Hanwell BR stations providing access into Paddington, with the later also to be part of the new Crossrail are also in the vicinity and the immediate area is improved by open green spaces and parkland, golf courses and popular local schools both primary and secondary.



Front Reception

14' 6" x 11' 1" (4.42m x 3.38m) Front aspect double glazed bay window, radiator, feature fireplace

Rear Reception

12' 6" x 10' 6" (3.81m x 3.20m) Opening onto kitchen/diner, radiator, laminate floor

Kitchen/ Diner

15' 2" x 12' 2" (4.62m x 3.71m) Rear and side aspect double glazed windows and door to garden, eye and base level units with double drainer sink, floor based boiler, gas cooker point, tiled floor

Shower Room

Side aspect double glazed frosted window, shower cubicle, low level WC, built in storage, pedestal wash hand basin, radiator

Bedroom 1

15' 0" x 10' 4" (4.57m x 3.15m) Front aspect double glazed bay window, radiator, fitted wardrobes

Bedroom 2

12' 7" x 10' 4" (3.84m x 3.15m) Rear aspect double glazed window, radiator, fitted wardrobes

Bedroom 3

8' 3" x 5' 10" (2.51m x 1.78m) Front aspect double glazed window, radiator

Bathroom

Side aspect double glazed frosted window, panel enclosed bath with shower, pedestal wash hand basin, tiled walls, separate WC

Garden

South facing rear garden which is mainly laid to lawn with mature tree and shrub borders timber shed,

