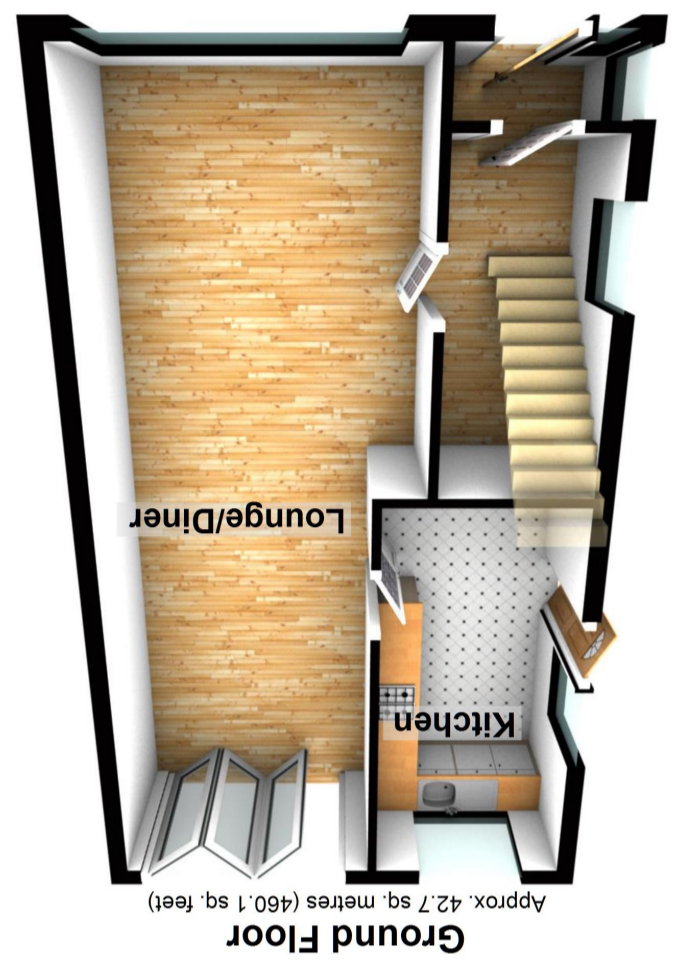
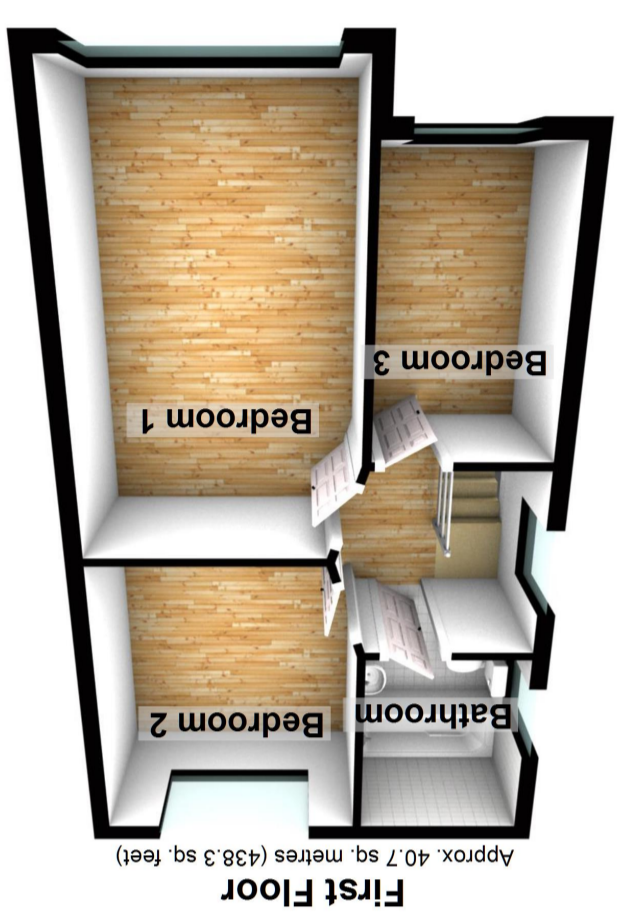


Total area: approx. 83.5 sq. metres (898.4 sq. feet)



28 Beresford Avenue, London. W7 3AL.

£625,000

We are pleased to offer to the market this three bedroom semi detached family home situated on a quiet residential avenue in Hanwell. The property offers spacious accommodation throughout with large through lounge, and kitchen downstairs with access onto the large private garden. Upstairs are two double bedrooms a 10'3 third bedroom, and bathroom. Outside you have off street parking at the front. The property also offers to the potential to extend further.

The property has NO ONWARD CHAIN and situated close to local shops, restaurants and day to day services and transport links provided by the Greenford Avenue. Hanwell Station is also accessible providing direct access into Paddington and becoming part of the new up and coming Elizabeth Line (Crossrail) . With good local secondary and primary schools including Mayfield Primary School is all but a short walk away.

Through Lounge

28' 5" x 10' 10" (8.66m x 3.30m) Front aspect double glazed bay window, two radiators, laminate floor, rear aspect French doors to garden

Kitchen

15' 3" x 6' 10" (4.65m x 2.08m) Rear and side aspect double glazed windows, range of eye and base level units, single drainer sink, gas cooker point, plumbing and space for washing machine, wall mounted boiler, side aspect double glazed door to garden

Bedroom 1

16' 4" x 10' (4.98m x 3.05m) Front aspect double glazed bay window, radiator, laminate floor

Bedroom 2

11' 7" x 9' 4" (3.53m x 2.84m) Rear aspect double glazed window, radiator

Bedroom 3

10' 4" x 6' 2" (3.15m x 1.88m) Front aspect double glazed window, radiator, laminate floor

Bathroom

Two side aspect double glazed frosted windows, panel enclosed bath with shower, low level wc, tiled walls, radiator, pedestal wash hand basin

Garden

Patio area leading onto lawn with shrub borders, timber shed, side gate to front

