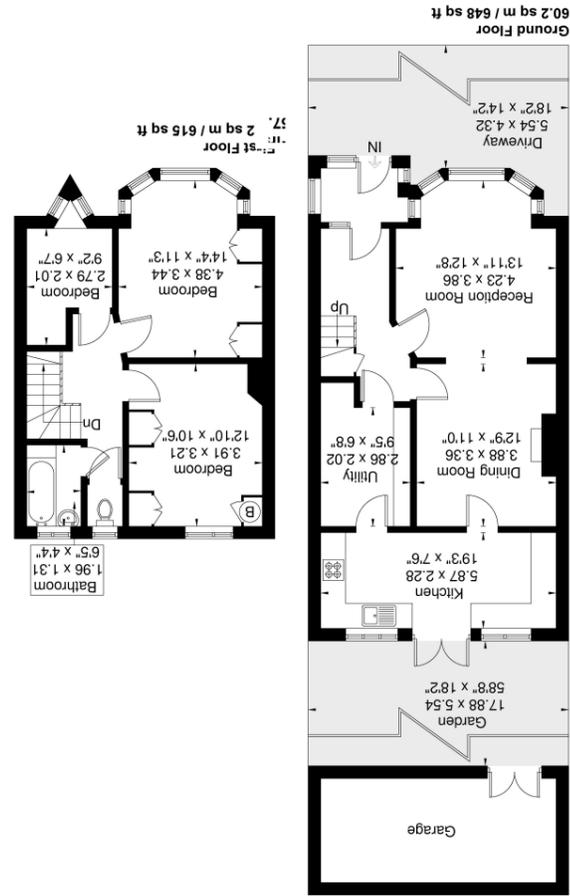


England, Scotland & Wales	
EU Directive 2002/91/EC	Current Potential
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
	59
	77

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
 © www.perspective.co.uk



Brookbank Avenue
 (Excluding Garage)
 Approximate Gross Internal Area = 117.4 sq m / 1263 sq ft



70 Brookbank Avenue, London. W7 3DW.

£635,000

Situated on one of Hanwell's sought after roads, this EXTENDED three bedroom house offers a fantastic opportunity for the new family to make a home and grow in a popular location with potential to extend further. The property would benefit from updating in places but benefits from a chain free sale, off street parking, double glazing , gas central heating and enviable views that to some would forget they were in London!

The family home is situated conveniently for a very short walk to the end of the road to buses for Ealing, Chiswick, Pitshanger Lane, Greenford, Brentford, Hanwell Elizabeth Line Station. Also just minutes away are the local shops, restaurants and cafes in one direction and Greenford Broadway in the other. On the ground floor are the living room, a WC, and the kitchen/diner family room, and the conservatory, which has under floor heating. Upstairs, along with the bedrooms is a five-piece bathroom, that includes a separate shower and bidet. The property offers potential to extend further including the loft in readiness for conversion (STPP) has already been plumbed in. Outside, is a generously proportioned garden backing onto the open spaces of Drayton Manor Playing Fields and Perivale Park.

Front Reception

13' 11" x 12' 8" (4.24m x 3.86m) Front aspect double glazed bay window, radiator

Rear Reception

12' 9" x 11' 0" (3.89m x 3.35m) Feature fireplace, radiator, door to

Kitchen / Diner

19' 3" x 7' 6" (5.87m x 2.29m) Rear aspect double glazed window and doors to garden, range of eye and base level basic units, single drainer sink, gas cooker point, plumbing and space for washing machine, tiled floor

Bedroom 1

14' 4" x 11' 3" (4.37m x 3.43m) Front aspect double glazed window, radiator, fitted wardrobe

Bedroom 2

12' 10" x 10' 6" (3.91m x 3.20m) Rear aspect double glazed window, radiator, fitted wardrobe

Bedroom 3

9' 2" x 6' 7" (2.79m x 2.01m) Front aspect double glazed window, radiator, fitted wardrobe

Bathroom

Rear aspect window, panel enclosed bath with pedestal wash hand sink, radiator , separate WC

Garden

Mainly laid to lawn with garage at the rear backing onto playing fields

