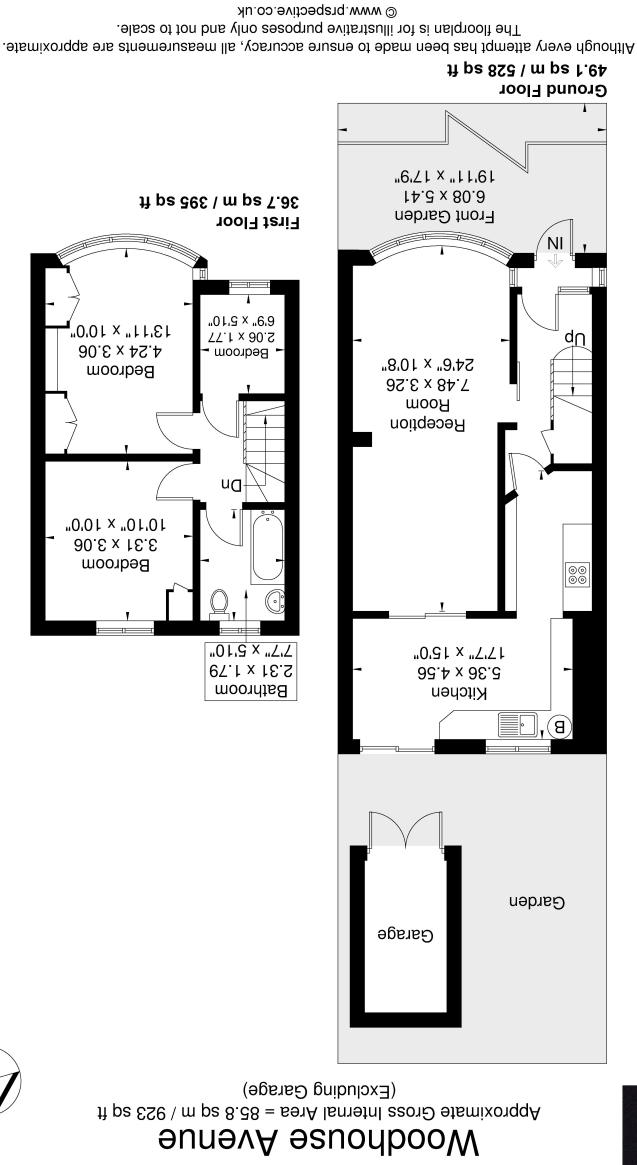




97 Woodhouse Avenue, Perivale, Greenford, Greater London. UB6 8LQ.

£499,995

Set on a quiet, tree-lined residential street, this extended three-bedroom mid-terrace family home offers excellent scope for modernisation and extension (STPP). With over 920 sq ft (85.8 sq m) of accommodation, a generous garden and garage to the rear, this property represents an outstanding opportunity to create a home tailored to your exact tastes.

The ground floor comprises a welcoming entrance hall leading into a spacious through-lounge reception (24'6 × 10'8) with a bay window to the front and sliding doors to the rear, providing plenty of natural light and direct access to the garden.

The large kitchen/diner (17'7 × 15'0) sits to the rear of the property and also opens onto the garden, making it ideal for family living and entertaining. Upstairs, the property offers three bedrooms, including a bright bay-fronted principal bedroom, a generous second double, and a good-sized single room.

The family bathroom, located on the first floor, includes a three-piece suite with bath, basin and WC. Externally, the home benefits from a front garden with potential to create off-street parking (subject to consent), while the rear garden is mainly laid to lawn with a patio area, mature planting and a detached garage accessible via rear service road. The property requires updating throughout but provides an exciting blank canvas for buyers to design their ideal family home.

Woodhouse Avenue is ideally positioned within Medway Village, one of Perivale's most sought-after residential pockets. Known for its tree-lined streets and welcoming community feel, the area is popular with families thanks to its convenient transport, good schools and nearby green spaces.

Perivale Underground Station (Central Line) is close by, offering fast services into central London, while local bus routes and the nearby A40 provide excellent road connections to Heathrow, Westfield and the West End. Families are well served by highly regarded local schools such as St John Fisher Primary, Selborne Primary and William Perkin CofE High School.

The area also offers plenty of leisure opportunities, with Perivale Park, Ealing Golf Club, and the open spaces of Northala Fields all just moments away.

