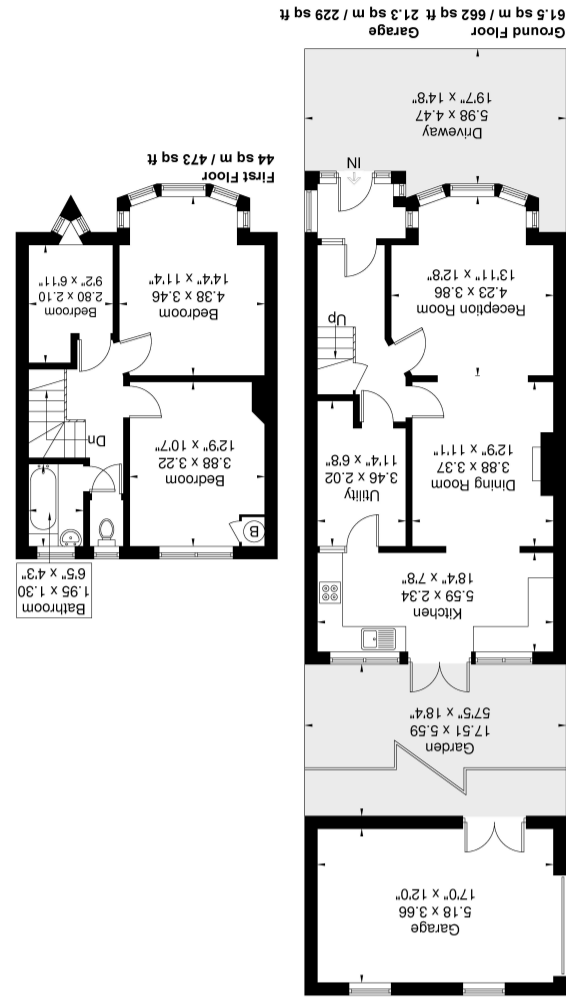


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	59
Potential	77

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
 Approximate Gross Internal Area = 105.5 sq m / 1135 sq ft
 Garage = 21.3 sq m / 229 sq ft
 Total = 126.8 sq m / 1364 sq ft



70 Brookbank Avenue, London. W7 3DW.

Offers Over £700,000

A well-presented three-bedroom family house located on this sought-after residential road, backing directly onto playing fields for a peaceful outlook and excellent sense of space. The property has been newly decorated throughout, re-wired, and benefits from a brand new kitchen, attached garage, driveway parking, and a large rear garden.

On the ground floor, there is a bright reception room, separate dining room, and a stunning new kitchen with white high-gloss units, marble-effect work surfaces and integrated appliances, plus direct access to the garden via patio doors. A utility room and downstairs cloakroom complete the layout. Upstairs you will find three well-proportioned bedrooms and a contemporary family bathroom with both bath and separate shower. The rear garden is a standout feature, extending approximately 17.5 metres and enjoying a wonderful outlook over the open playing fields beyond.

Further benefits include double glazing and gas central heating. Conveniently positioned with access to highly regarded local schools, everyday shopping on Greenford Avenue, parks, and excellent transport links including Hanwell Elizabeth Line station for fast and direct connections into central London. An ideal family home in move-in condition.

Front Reception

13' 11" x 12' 8" (4.24m x 3.86m)

Rear Reception

12' 9" x 11' 0" (3.89m x 3.35m)

Kitchen / Diner

19' 3" x 7' 6" (5.87m x 2.29m)

Utility Room

9' 5" x 6' 8" (2.87m x 2.03m)

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)

Bedroom 3

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

