

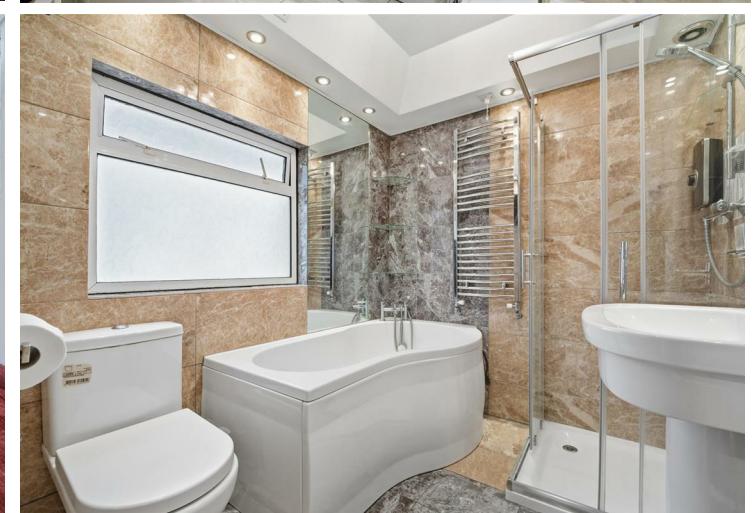


Freehold / House - Semi-Detached

45, Beechmount Avenue
£699,950

An extended three bedroom semi detached family home with a sunny south facing garden in a most convenient location close to local amenities. Permission has already been granted for a loft conversion and the house is attractively offered Chain Free.

- Three Bedroom Extended Semi Detached Family Home
- Sunny South Facing Garden
- Rear Extension (approx. 30sqm)
- Two Reception Rooms Plus a Conservatory
- Planning Approved For Loft Conversion
- Gated Side Access To Garden & Conservatory
- Two Full Bathroom Suites
- Fitted Kitchen
- Separate Utility Room
- Chain Free & Freehold



Freehold / House - Semi-Detached

Beechmount Avenue, W7 3AE

£699,950

This wide 1930's semi detached house has been extended at the rear to provide a sizeable family home. The ground floor features an entrance porch, two receptions rooms, a full bathroom suite, an extended kitchen with separate dining area and double Velux windows allowing lots of natural light plus a separate utility room. The current owners have added a high specification conservatory which can be enjoyed in all seasons, with plenty of windows, a Velux window in the roof and double doors to a newly installed decking area with stairs from both sides down to the garden. Upstairs are three bedrooms and a smart family bathroom plus access to the loft which has been insulated and boarded with a premium telescopic ladder. Warmed by gas central heating and double glazing, with a high spec 36KW combination boiler.

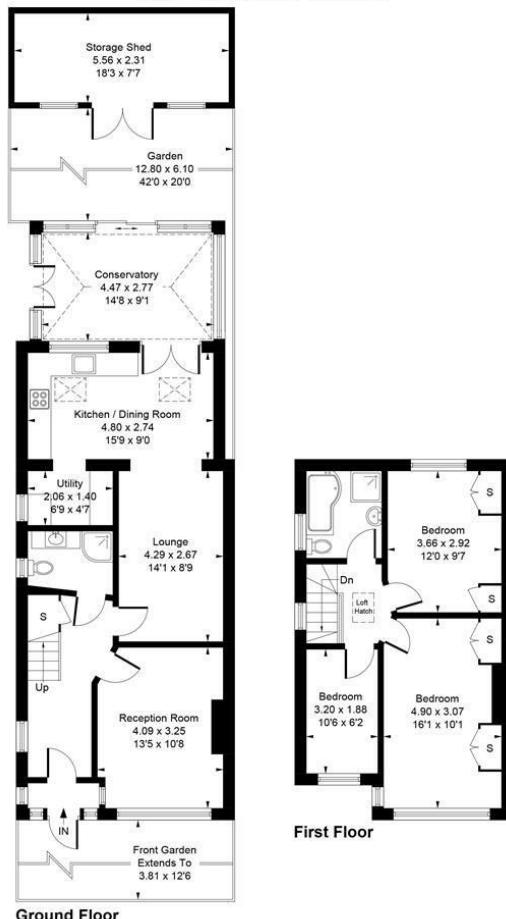
Outside there is lovely, sunny south facing garden with a timber shed and secure gated side access plus to the front potential for off street parking (subject to the usual approvals).

Situated on the south side of this popular residential road within easy reach of Greenford Avenue for local shops and eateries plus regular bus services immediately available into Ealing Broadway with high street shops and multiple transport links. Hanwell Elizabeth Line station offering speedy access to Central London and Heathrow is easily accessible. The area is served by well regarded schools both primary and secondary and the lovely green open spaces of Brent Valley golf course, through to Brent Valley (Bunny) park and mini zoo are within easy reach.



45 Beechmount Avenue

Approximate Gross Internal Area = 115.23 sq m / 1241 sq ft
Storage Shed = 12.76 sq m / 137 sq ft
Total = 127.99 sq m / 1378 sq ft

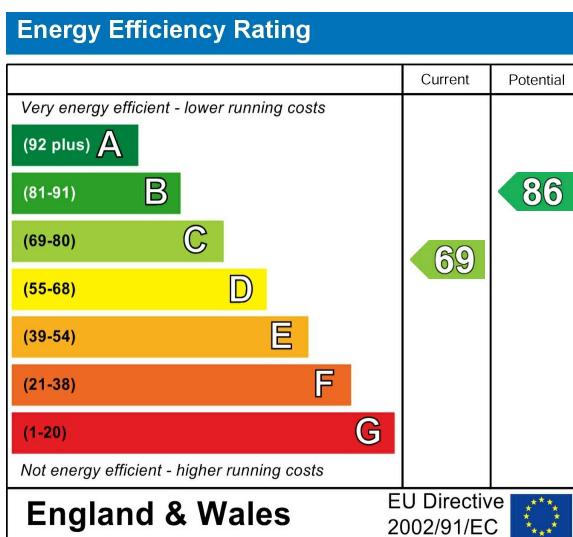


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Produced by jcphotographystudio.com

Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.