



**Leasehold / Maisonette**

## Browning Avenue £375,000

An exceptionally spacious and well presented 2 bedroom first floor maisonette, with its own entrance, private West facing garden and delightful open aspect to the rear, in this convenient location, within easy reach of the Elizabeth Line.

- First floor maisonette
- 2 double bedrooms
- Light and airy living room
- Smart fitted kitchen
- Modern bathroom
- Private entrance
- Good sized private garden
- Enviable open aspect to the rear
- GCH&DG
- Extended lease on completion



**Leasehold / Maisonette**

# Browning Avenue, W7 1EW

## £375,000

A 2 bedroom purpose built upper maisonette, offering spacious accommodation, it's own side entrance and private west-facing garden and with an enviable open aspect to the rear. It features light and airy living room with wide double glazed windows to the front, 2 double bedrooms (the rear with a peaceful view across Framfield allotments) bright double garden aspect, fitted kitchen/breakfast room (well equipped with white gloss units and black granite breakfast bar) modern bathroom suite with natural light and also excellent loft space for storage. Outside there is a good sized lawned garden to the rear, bordering the allotment and with side access. Well presented throughout in a smart, fresh neutral decor, complimenting engineered wood flooring, warmed by GCH (Worcester combi-boiler in the loft) and full double glazing. We understand the vendors will extend the lease as part of the sale, for a buyer on completion.

Situated in this convenient location, on the south side of this wide tree lined road enviably backing the green open spaces of the allotments. Immediately served by regular bus services to Ealing Broadway (with multiple transport links) and within easy walking distance of both Hanwell mainline station and West Ealing for the excellent Elizabeth Line (for speedy access to The City and Heathrow). The highly regarded Drayton Manor Secondary and Hobbayne Primary schools are literally just around the corner. A good range of local shops, eateries, plus various bus services are also available on Greenford Avenue, also the green spaces of Drayton Green and Brent Valley (Bunny) park and golf course are all close at hand.

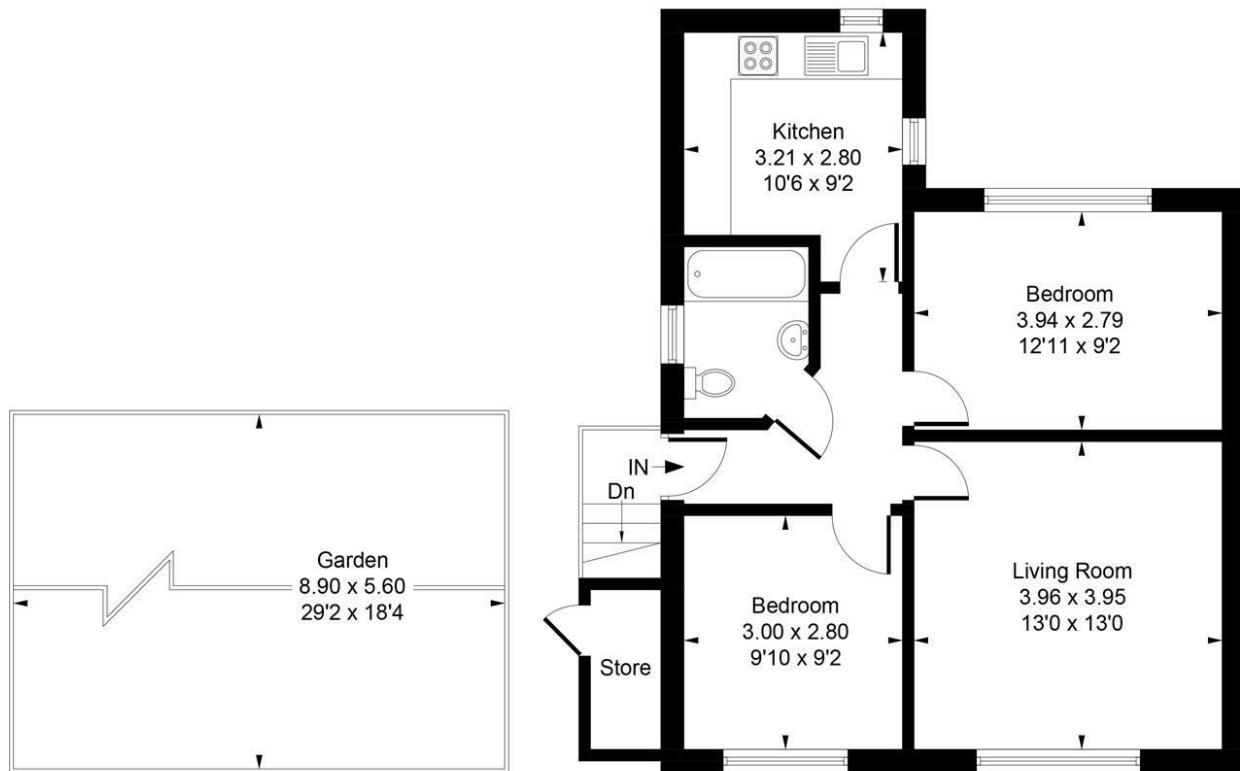


## 25A Browning Avenue, W7 1EW

Approximate Gross Internal Area = 54.22 sq m / 584 sq ft

Store = 1.84 sq m / 20 sq ft

Total = 56.06 sq m / 604 sq ft



### Ground Floor

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 purchase.

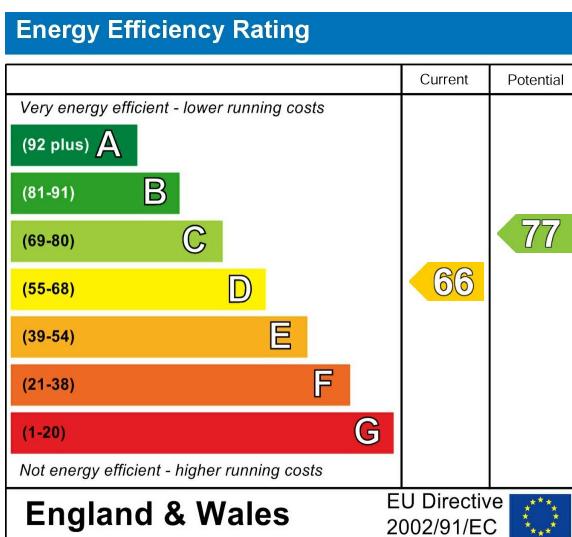
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### First Floor

Council Tax Band

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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.