

19 Greenford Avenue, Hanwell, London, W7 1LD  
020 8567 3219



**Freehold / House - Terraced**

## 37, Montague Avenue

### £550,000

A late 1920's built three bedroom terraced family house in this convenient mid-town location, a few minutes' walk from Hanwell Broadway and within easy reach of the Elizabeth Line, with an excellent sized garden and offering much potential for refurbishment and extension. Attractively offered CHAIN FREE

- 1920's terraced family house
- 3 bedrooms
- 2 reception rooms
- Basic kitchen
- Shower-room
- Large garden with westerly aspect
- Potential for a loft conversion and rear extension
- GCH&D/G
- Requiring modernisation
- No onward chain







**Freehold / House - Terraced**

# Montague Avenue, W7 3PJ

£550,000

This square bay fronted 1930's built terraced family home, offers spacious accommodation including 2 reception rooms, a very basic kitchen, 3 bedrooms (2 doubles and a single, currently an easily removed kitchen) and a good sized shower-room. Outside there is an excellent sized, low maintenance rear garden, enjoying a sunny westerly, open aspect. Boasting gas central heating ('Vaillant' combi-boiler) and double glazing, along with a re-covered roof, the property would now benefit from modernisation. With much potential for extension, to the rear and into the loft space (subject to the usual planning consents), the property is attractively offered with no onward chain.

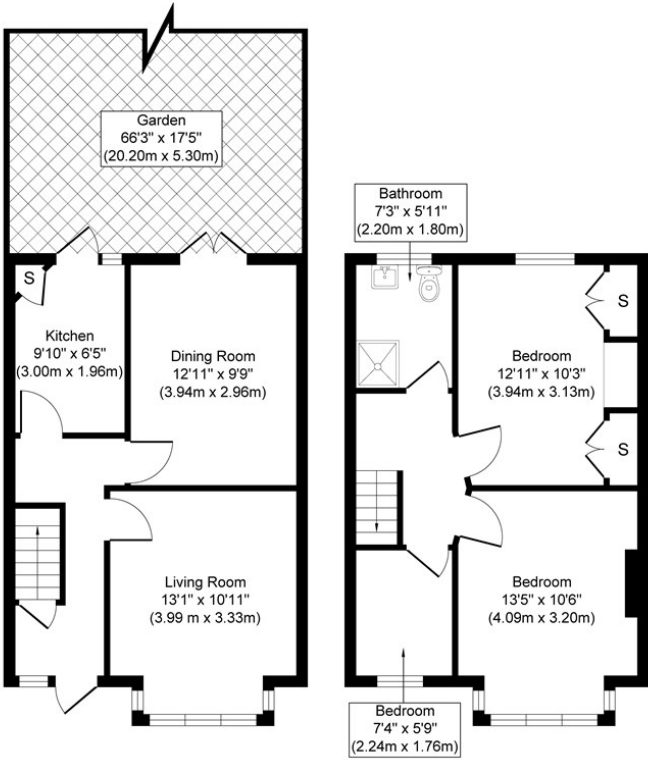
Situated in this tree-lined residential road tucked just behind Hanwell Broadway (Uxbridge Road), with day-to-day shops, eateries, Lidl's and a new Sainsbury's supermarket and various regular bus services to Ealing Town Centre with it's myriad of shopping facilities, restaurants and multiple rail links(Elizabeth/Central/District lines). Popular Gold's Gym is close at hand and Hanwell station for the Elizabeth line is within easy walking distance. Boston Manor Piccadilly Line station is also easily accessible via Boston Road, as are the green open spaces of Elthorne and Brent Lodge 'Bunny Park'. Highly regarded schools, including Oaklands and St. Marks (Primary), St Josephs (Roman Catholic) and Drayton Manor (award winning secondary) schools, are all within easy reach.



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**Ground Floor**  
Approximate Floor Area  
412.48 sq.ft  
( 38.32 sq.m)

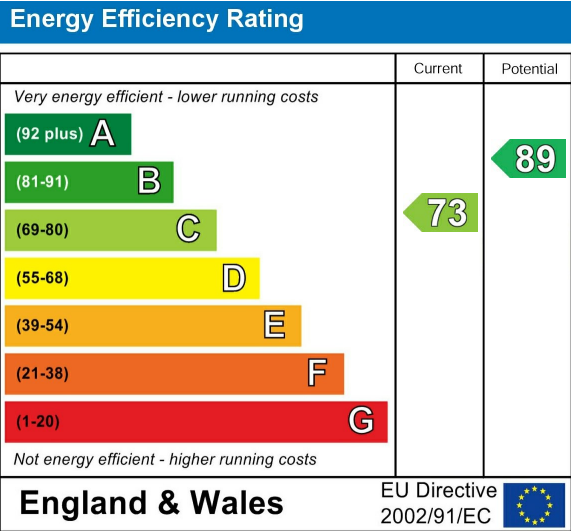
**First Floor**  
Approximate Floor Area  
412.48 sq.ft  
( 38.32 sq.m)

**Approximate Gross Internal Floor Area 824.96 sq. ft / 76.64 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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Council Tax Band

E

Energy Performance Graph



Call us on  
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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.