

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



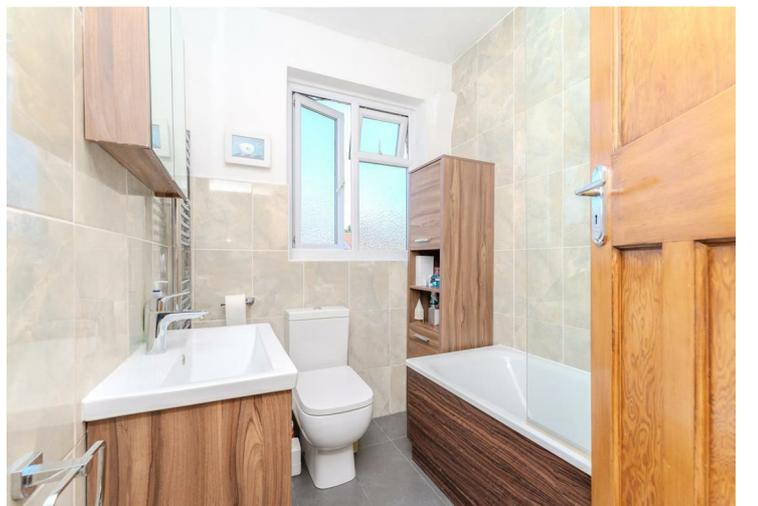
Freehold / House - Terraced

15, Blackmore Avenue

£575,000

A light and spacious, superbly presented 3 bedroom terraced family home, in this peaceful cul-de-sac location on the Hanwell Borders, within easy reach of Hanwell station for the excellent Elizabeth Line offering speedy access into The City and Heathrow. Offering much potential to extend and with valuable driveway parking.

- 1930s period terraced home
- Light and airy accommodation
- Bay fronted living room
- Fitted kitchen/ dining/ family room
- 3 bedrooms
- Smart modern bathroom
- Good sized mature rear garden
- Driveway OSP
- Smart decor with stripped timber floors
- GCH&DG



Freehold / House - Terraced

Blackmore Avenue, UB1 3ES

£575,000

This bay fronted 1930's terraced home, offers bright and spacious accommodation including hall with lovely stained glass font doorway, utility cupboard, bay fronted reception room with original fireplace, kitchen/dining/family room open plan with doors onto the garden and a cream 'Shaker-style' fitted kitchen zone well equipped and with granite worksurfaces. Upstairs there are 3 bedrooms (the 2 doubles both with fitted wardrobes) and a smart modern family sized bathroom. Outside there is a herringbone paved front garden offering valuable off-street parking and a good sized landscaped garden with lawn, patio, mature shrubs, fruit trees and rear access. Well presented throughout in a smart decor, featuring attractive stripped timber floors and doors, gas fired central heating, full double glazing and in our opinion offering much potential to extend into the loft space (subject to the usual planning consents).

Situated in this peaceful, little-known cul-de-sac side road, tucked away off the Uxbridge Road opposite Ealing Hospital on the borders of Hanwell. Within easy walking distance (10mins) of Hanwell station for the new Elizabeth Line (for speedy access to The City and Heathrow) and Hanwell Broadway with it's day to day shops, eateries and regular bus services along Uxbridge Rd providing speedy access to Ealing Broadway Town Centre, also Boston Manor Piccadilly Line, good local schools and pleasant canal-side walks.

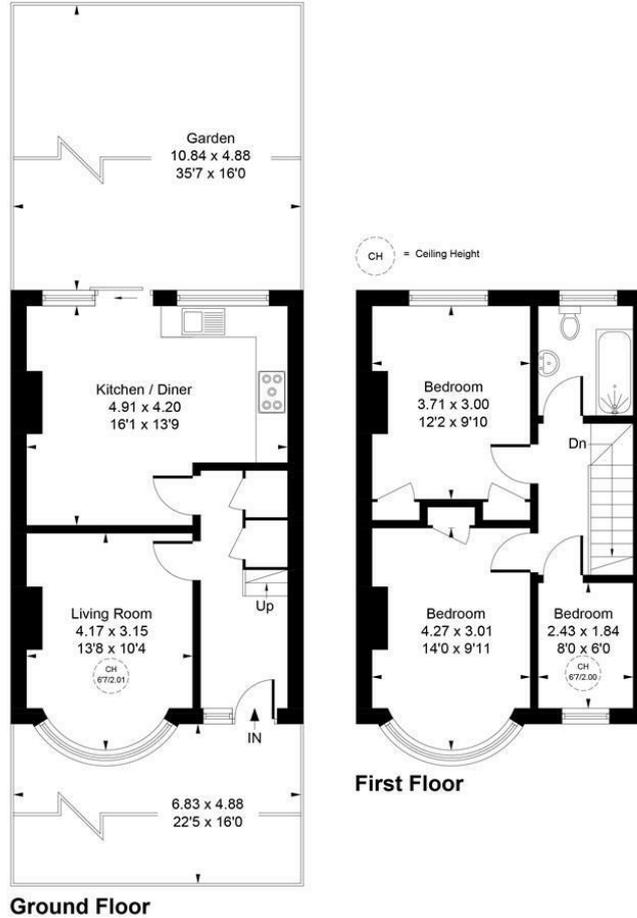


19 Greenford Avenue, Hanwell, London, W7 1LD
020 8567 3219



15 Blackmore Avenue, UB1 3ES

Approximate Gross Internal Area
79.39 sq m / 855 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

C

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="text-align: center;"> 89 70 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Call us on

020 8567 3219

hanwellsales@sintonandrews.co.uk

www.sintonandrews.co.uk

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.