



**Freehold / House - End Terrace**

**64, Brentvale Avenue**

**£599,950**

A light and spacious, skillfully extended and superbly presented 3bedroom end terraced family house in this peaceful cul-de-sac location, on the Hanwell Borders, within easy reach of Hanwell station for the excellent new Elizabeth Line offering speedy access into The City.

- 1930s period end terraced house
- Interconnecting reception rooms
- Extended fitted kitchen
- Ground floor wet room
- 3 bedrooms
- Modern bathroom
- GCH&DG
- Well presented throughout
- Low maintenance S/F garden
- Rear access



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# Brentvale Avenue, UB1 3ER

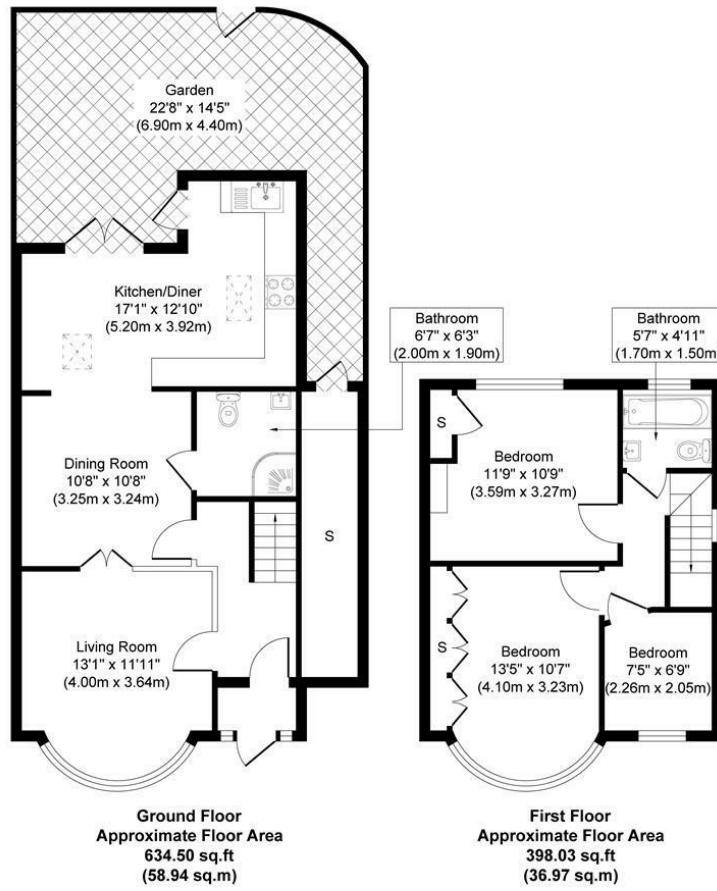
## £599,950

This bay fronted, 1930's end terraced home offers spacious accommodation including, 2 interconnecting reception rooms, (the front room currently used as bedroom 4 with a ground floor wet-room) opening to a skillful full width extended 'Shaker-style' fitted kitchen/breakfast room. Upstairs there are 3 bedrooms (the 2 doubles both with fitted wardrobes) and a modern family bathroom. Outside there is a good sized front garden (offering potential for off-street parking) and a small, but attractive mature south facing garden with rear access. Well presented throughout, featuring fitted carpets, 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 side road, tucked away off the Uxbridge Road opposite Ealing Hospital on the borders of Hanwell. Within easy walking distance 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 and pleasant canal-side walks.

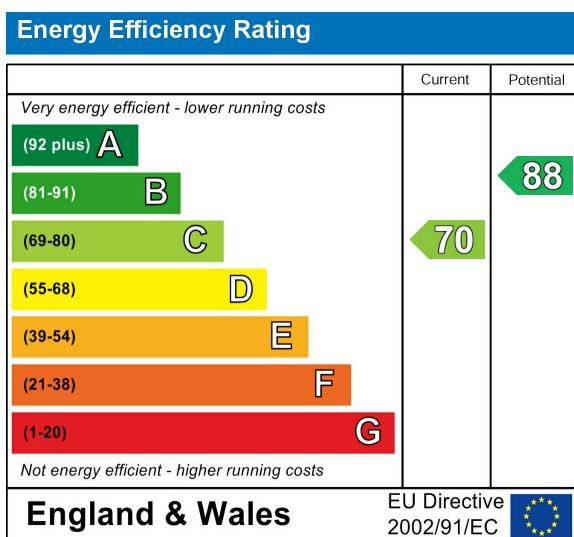


## 64 Brentvale Avenue UB1 3ER



Council Tax Band

### 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.