



**£550,000**

**Brookbank Avenue, Hanwell, W7**



- 3 Bedrooms
- 1,068 Sq Ft

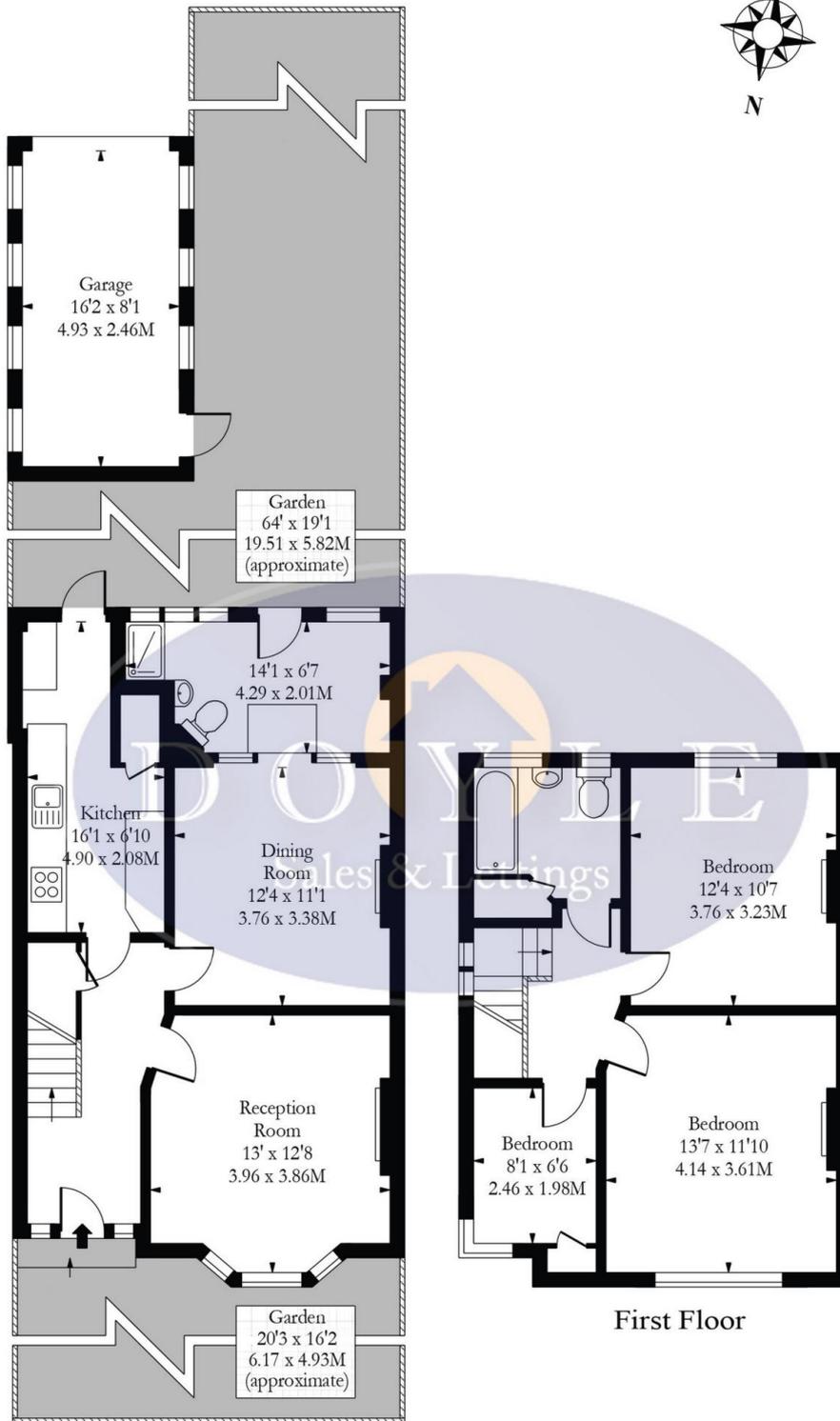
- End Of Terrace
- Side Access

- Detached Garage
- Chain Free

A 3 bedroom end of terrace family home in a lovely part of Hanwell. The ground floor offers entrance hall, front reception, dining room, kitchen, downstairs shower room and access to a private rear garden benefitting from side entrance and a garage. On the first floor are 3 bedrooms and family bathroom. There is also potential for a loft conversion STPP. Brookbank Avenue is conveniently located for great schools such as Brentside, Drayton Manor, Cardinal Wiseman, Hobbayne, Mayfield and the Andre Malraux French School. Excellent transport links include Castlebar and Hanwell stations for easy access to Ealing and onto Central London, good bus routes and excellent road networks. This property is offered chain free.



# Brookbank Avenue, W7



**Ground Floor**  
**Approx Gross Internal Area 1068 Sq Ft - 99.26 Sq M**  
(Excluding Garage)

**Approx Gross Internal Area Of Garage 131 Sq Ft - 12.13 Sq M**

Illustration Purposes Only

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 errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.

## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: [info@doylesalesandlettings.co.uk](mailto:info@doylesalesandlettings.co.uk) W: [www.doylesalesandlettings.co.uk](http://www.doylesalesandlettings.co.uk)

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.

## EPC Rating D

