



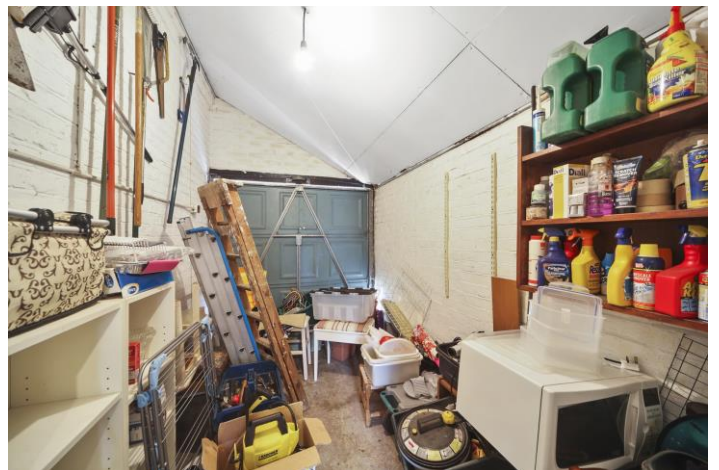
**£799,950**

**Clitherow Avenue, Hanwell, W7**



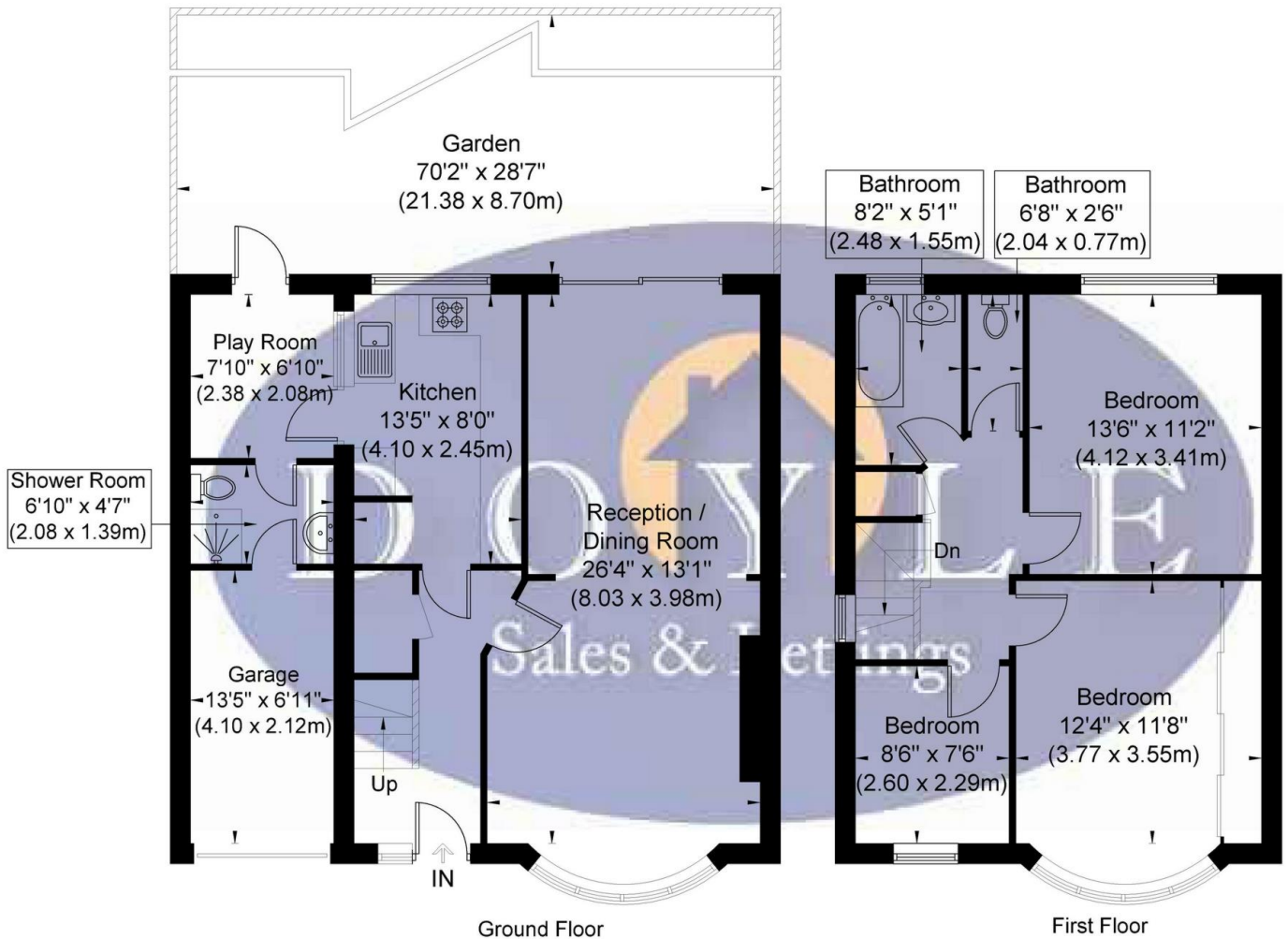
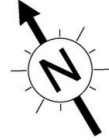
- 3 Bedrooms
- Off Street Parking
- Garage
- Semi Detached
- Opportunity To Extend
- Chain Free

An impressive 3 bedroom, semi-detached, family home with off street parking and garage on a popular residential road. The accommodation comprises formal entrance hallway, through lounge, kitchen, downstairs shower room and play room. The first floor offers 2 double bedrooms, a large single bedroom, family bathroom and separate WC. The property benefits from off street parking for 2 cars, a garage, 70 ft private rear garden, an opportunity to extend the rear and into the loft (STPP) and is offered chain free. Clitherow Avenue is ideally located for Boston Manor (Piccadilly), Northfields (Piccadilly) and Hanwell (Crossrail) stations, bus routes, road networks, parks, restaurants and local shops. This family home also falls into the popular Elthorne High School and Fielding Primary School catchment area.



# Clitherow Avenue , Hanwell W7 2BL

Approx. Gross Internal Area = 1210 sq ft / 112.5 sq m



Ref

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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation

## 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)

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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

## EPC Rating D

