



**£450,000**

**Brentvale Avenue, Southall, UB1**



- 3 Bedrooms
- 834 Sq Ft
- Off Street Parking
- Garage
- Opportunity To Extend STPP
- Chain Free

A 3 bedroom family home with a garage and off street parking situated in a cul de sac location on Hanwell borders. The accommodation on the ground floor comprises entrance hallway, bay fronted reception, dining room, kitchen and guest WC. The first floor offers 3 bedrooms and family bathroom. The property benefits from off street parking, garage and an opportunity to convert the loft space and rear STPP. Brentvale Avenue is ideally located for Hanwell Station (Crossrail), excellent school catchment, Ealing Hospital, road networks, bus routes, canal, parks and Hanwell Broadway. This family home is offered with a chain free sale.

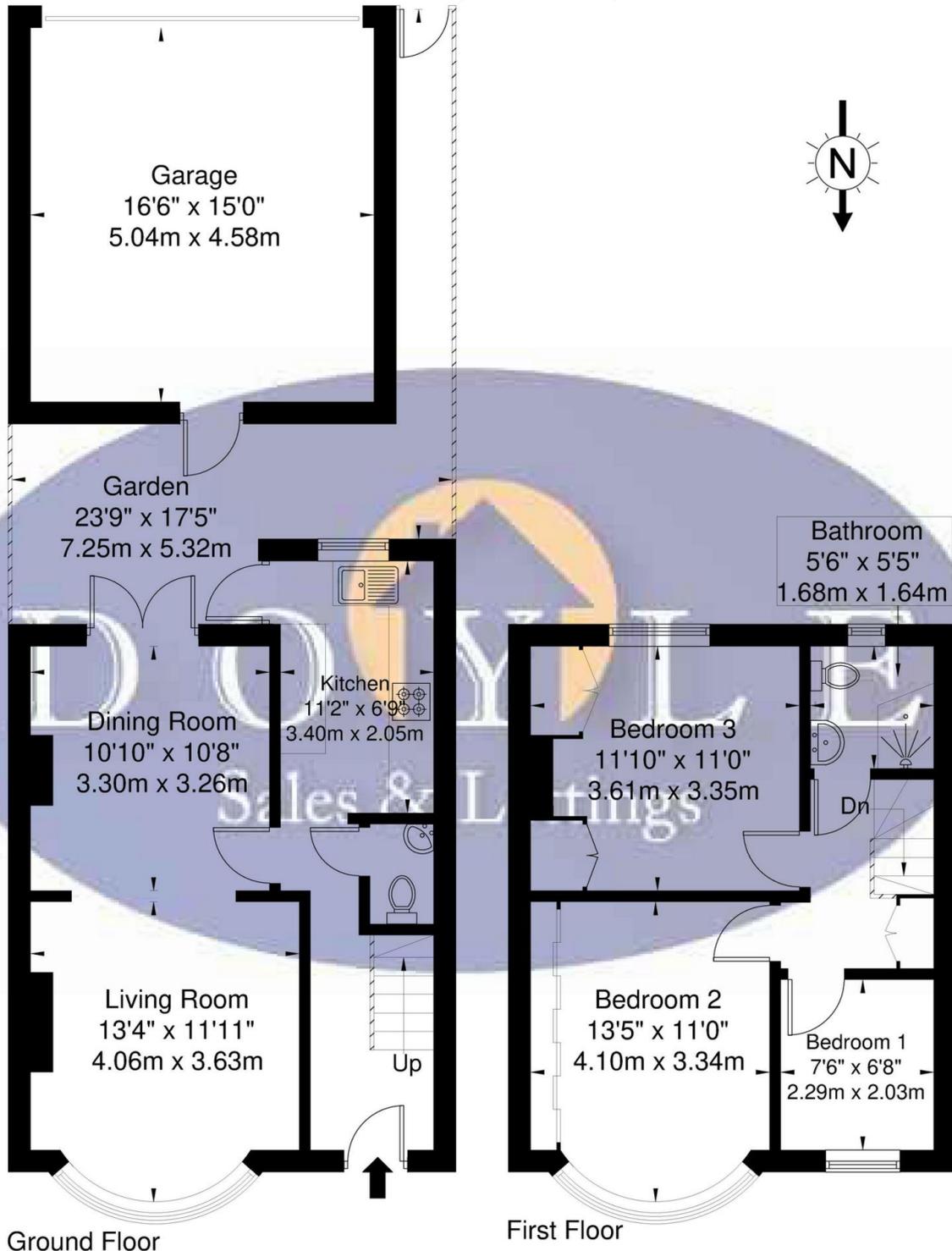


# Brentvale Avenue UB1 3ER

Approx. Gross Internal Area = 77.5 sq m / 834 sq ft

Garage = 23.4 sq m / 251 sq ft

Total = 100.9 sq m / 1085 sq ft



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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

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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.

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

## EPC Rating D

