



**£375,000**

**Brentvale Avenue, Southall, UB1**



- 2 Bedrooms
- Off Street Parking
- Opportunity To Extend
- Close To Crossrail
- Garage
- Chain Free

A 2 bedroom family home with a garage and off street parking situated in a cul de sac location on Hanwell borders. The accommodation comprises reception, eat in kitchen, 2 bedrooms and family bathroom. Benefitting from off street parking, garage, an opportunity to convert the loft space and rear STPP and is offered chain free. Brentvale Avenue is ideally located for Hanwell station (Crossrail), excellent school catchment, Ealing Hospital, road networks, bus routes, canal, parks and Hanwell Broadway.

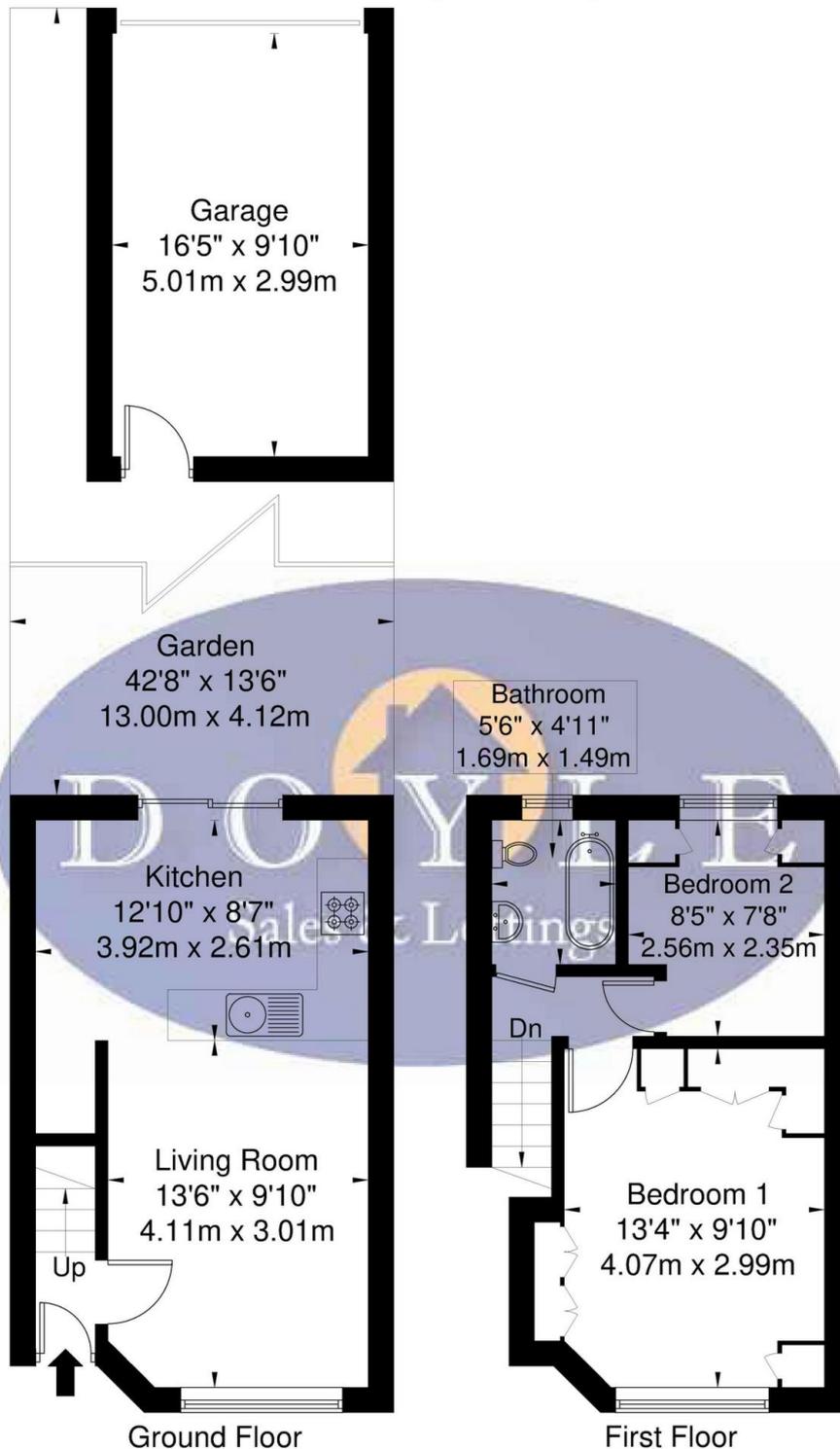


# Brentvale Avenue UB1 3ER

Approx. Gross Internal Area = 49.8 sq m / 536 sq ft

Garage = 15 sq m / 161 sq ft

Total = 64.8 sq m / 697 sq ft

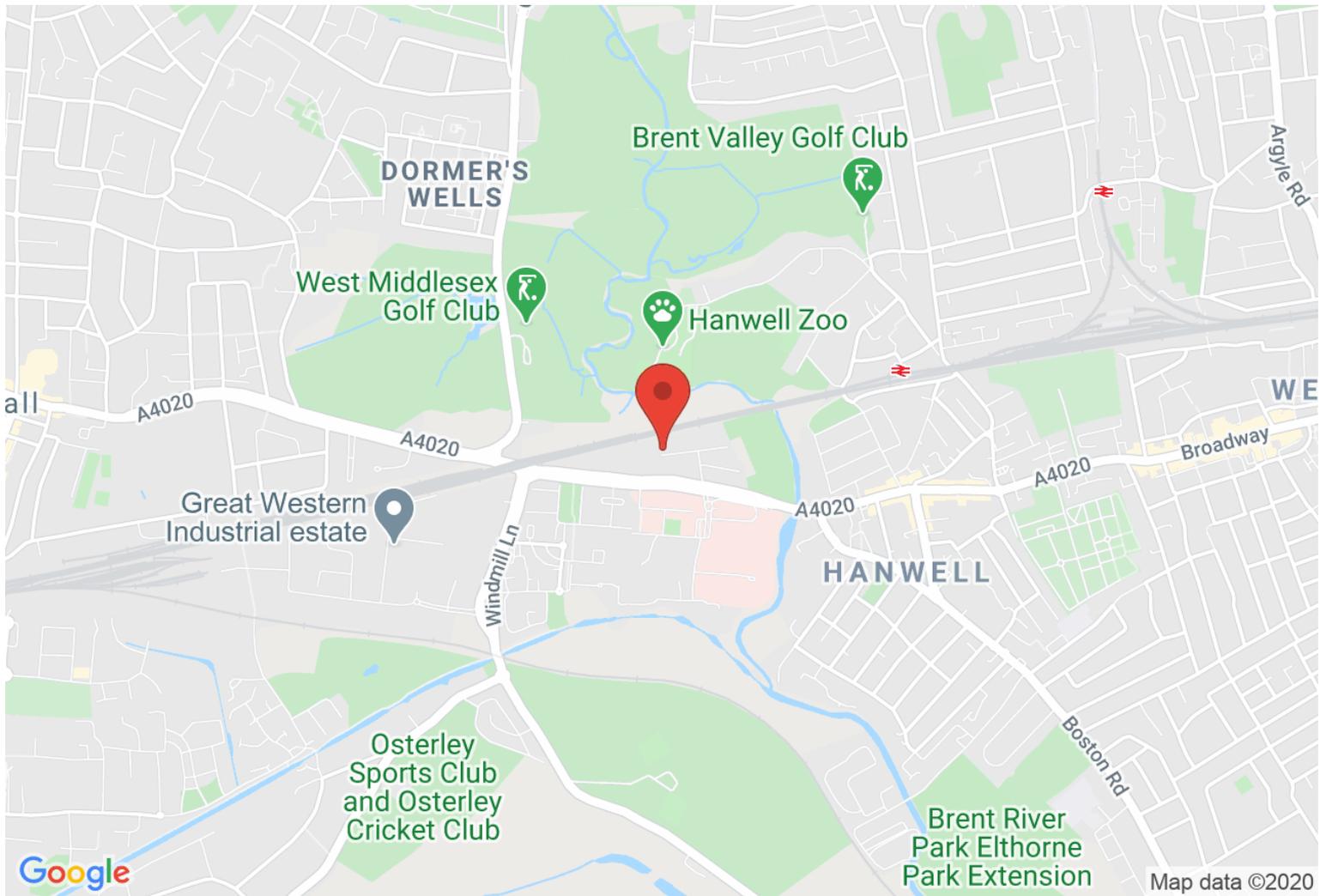


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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in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

## Map



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

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

