



Greenford Avenue, Hanwell

£585,000 Starting From

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £580,00



Detached

3

House

Bedroom

Introducing a meticulously positioned gem for your family's comfort - a three-bedroom semi-detached house thoughtfully presented by Homesearch. Nestled strategically, this residence offers a harmonious blend of space, adaptability, and future potential.

Step into a haven of possibilities with three bedrooms, two reception rooms, a well-appointed kitchen, and a family bathroom. The property beckons creative minds, as it stands ready for future enhancements and extensions, including the prospect of a loft extension (subject to planning permission, of course). Embracing modern comforts, the house features double glazing, ensuring tranquility, while the gas central heating system provides warmth on demand. Beyond the interiors, a generous garden invites outdoor pursuits and relaxation.

Transportation becomes a breeze with Castlebar Park (GWR) within a leisurely stroll and Hanwell Station offering convenient access to the Elizabeth Line. The extensive network of bus routes further enhances connectivity across London. Nature enthusiasts will revel in the proximity to an array of green spaces, including Brent Valley Park, Brent Lodge Park, Cuckoo Park, Perivale Park, and Pitshanger Park-all just a short walk away. These natural havens provide the perfect backdrop for leisurely strolls and family outings. The location also presents a tapestry of recreational options, with Hanwell Zoo, Brent Valley Golf Course and Fitness Centre, and the Ealing Trailfinders Rugby Club adding vibrant hues to the local lifestyle canvas.

This residence is not just a house; it's a canvas waiting for your family's unique imprint. Seize the opportunity to make this strategically positioned semi-detached house your home, where every room narrates a story of comfort, adaptability, and the promise of a flourishing future. Moreover, the potential for development opportunities adds an intriguing dimension, subject to planning permission (STPP). We strongly recommend consulting with an architect to unlock the full potential of this extraordinary property.

Tenure: Freehold
Ealing Council



◆ Semi	◆ Immediate	detached
◆ Sold	◆ 3	via
◆ 2	◆ 1	Receptions
◆ Council	◆ Garden	Tax
◆ Gas	◆ Potential	Central
◆ EPC		Rating













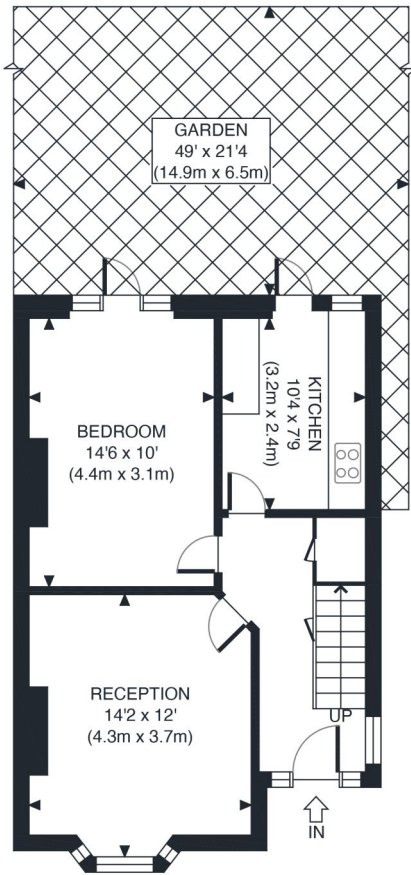
ELECTRICAL PLUMBING TILING METALWORK
ELECTRICAL PLUMBING TILING METALWORK
ELECTRICAL PLUMBING TILING METALWORK

HANWELL MINI MARKET
Vegetables Groceries

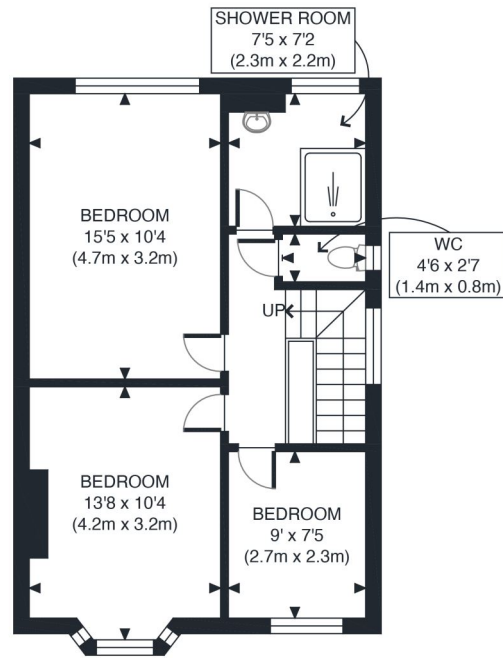
Hampstead crossing

PHARMACY

WATERLOO



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 499 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 520 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1019 SQ FT / 95 SQM	Greenford Avenue
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	date 22/08/23
	photoplan

Energy Performance Certificate

Certificate Number : 2604-3030-5201-1677-7200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C		
55-68	D		
39-54	E	50	
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2604-3030-5201-1677-7200>



HOMESearch

88 South Ealing Road, Ealing
London, W5 4QB

telephone : 0208 560 0125

email : info@homesearchsales.co.uk

www.homesearchsales.co.uk

GENERAL DISCLAIMER. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there are any points of particular importance to you, we will be pleased to check the information for you. The measurements quoted are approximate. You must verify these dimensions carefully before ordering any items for the property. Please note we have not tested the services, appliances, fixture or fittings, and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These particulars are issued in good faith, but do not constitute a contract or part of a contract.