



Offers Over £350,000

Beresford Avenue, Hanwell, W7



- 1 Double Bedroom
- Recently Renovated
- Side Access & Private Garden
- Long Lease
- Detached Outbuilding
- Excellent Transport Links

A charming and well-proportioned first-floor home, forming part of a semi-detached property and offering approximately 428 sq ft of internal accommodation. The property combines comfortable living space with an impressive private garden and versatile outbuilding. Inside, the accommodation comprises a welcoming entrance, a bright and spacious open-plan reception room and kitchen, a good-sized double bedroom and a modern bathroom. The reception space provides plenty of room for both living and dining, with the kitchen neatly integrated to create a practical and sociable layout. Outside, there is a large private garden offering excellent space for entertaining, relaxing and enjoying the outdoors. To the rear is a substantial 143 sq ft outbuilding, currently arranged as a gym/office and ideal for working from home, a home gym or hobby space. Beresford Avenue is conveniently located close to a range of local amenities, reputable schools, parks and excellent transport links, including Hanwell Station - Elizabeth Line.

Beresford Avenue, Hanwell, W7

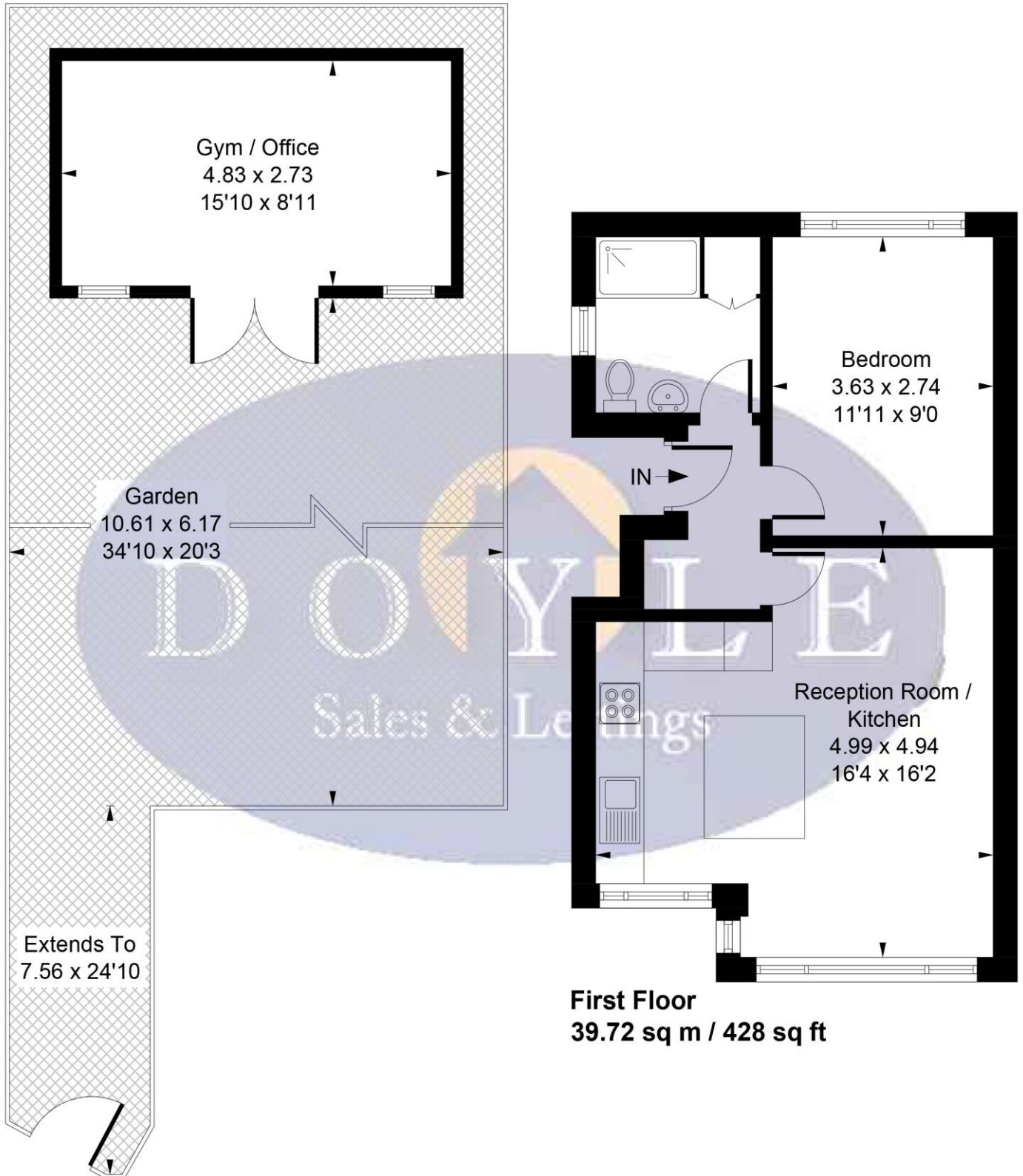


Beresford Avenue, London, W7 3AJ

Approximate Gross Internal Area = 39.72 sq m / 428 sq ft

Gym / Office = 13.33 sq m / 143 sq ft

Total = 53.05 sq m / 571 sq ft



(Not Shown In Actual Location / Orientation)

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 error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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MAP



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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EPC Rating

