

19 Greenford Avenue, Hanwell, London, W7 1LD

020 8567 3219



Freehold / Semi-Detached House

7 Elmbank Way, W7 3DE

£710,000

An impeccably presented, three bedroom family home with a stunning kitchen extension, good sized south facing garden, valuable and versatile double garage and off street parking, in this sought after and convenient location.

#### FEATURES

Stunning 1930's Semi  
2 Reception Rooms  
3 Bedrooms  
1 Bathroom  
Extended Kitchen/Family Room  
Double Gargae  
South Facing Garden

1,661 sq ft  
Council Tax Band:  
E - £2,035  
Freehold







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This handsome 'mock-Tudor style' 1930's semi detached family home, boasting bright and spacious accommodation and is impeccably presented to a high standard throughout in a smart neutral decor, complimenting stripped pine doors, solid wood floors and neutral fitted carpets. It features wide hall and ground floor cloakroom w.c, 2 reception rooms, both with period fireplaces, and a simply stunning rear extension, providing a fully equipped fitted kitchen/dining/family room with a separate utility room and bi-folding doors onto the garden. Upstairs there are 3 bedrooms and a luxurious family bathroom. An excellent sized loft space provides obvious valuable potential for conversion (in our opinion, subject to usual consents). Outside there is a well arranged for low maintenance, sunny South facing garden, with both side access and to a vast and versatile double garage with easy, rear vehicular access (and with potential to convert to, or part to, an annex/home office) plus valuable O.S.P to the front.

Situated at the start of this wide, tree lined residential road, moments from Greenford Avenue with a good range of day to day shops and regular bus services into Ealing Town Centre. Both Castlebar & Hanwell Mainline Stations are within easy reach offering speedy access to Ealing, Paddington & Heathrow (and forthcoming Elizabeth Line Cross-rail, via Hanwell), as are well regarded local schools [including popular Mayfield Primary School and Brentside secondary], the lovely green open spaces of Brent valley (bunny) park and golf course are also close at hand.





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