

SINTON ANDREWS

18 Christopher Avenue W7 2BN

**A HIGHLY DESIRABLE DETACHED FIVE BEDROOM HOUSE IN A POPULAR LOCATION WITHIN
FIELDING AND ELTHORNE SCHOOL CATCHMENT**



Situated within a short walk to the local shops, parks and underground station at Boston Manor. Comprising a large front reception, second through-reception, with dining area, kitchen with utility area and downstairs WC. On the first floor are four good sized bedrooms, one with access to a large and impressive south-facing roof terrace. On the top floor is a further large fifth bedroom with separate shower room. Additional benefits include a well-equipped, separate studio apartment, with it's own private entrance. Off-street parking for up to 3 cars.

Asking Price of £990,000 Freehold

19 Greenford Avenue, Hanwell, London, W7 1LD

18 Christopher Avenue

A highly desirable detached five bedroom house in a popular location within Fielding and Elthorne school catchment

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ENTRANCE HALL Quarry tiled floor, light, leaded windows.

CLOAKROOM Low level WC

RECEPTION ROOM 16' 6" x 12' 6" (5.03m x 3.81m) Feature fireplace, engineered oak flooring, bay window, cornicing, radiator, power points

RECEPTION ROOM 2 14' 1" x 11' 10" (4.29m x 3.61m) Period fireplace, engineered oak flooring, cornicing, radiator, power points.

DINING AREA 9' 10" x 7' 7" (3m x 2.31m) Engineered oak flooring, double glazed window, radiator, power points, double glazed doors to rear garden.

KITCHEN 18' 1" x 8' 3" (5.51m x 2.51m) Range of cream wall and base units, laminated wood effect worktops, space for washing machine and tumble dryer, electric fan oven with stainless steel extractor, space for dishwasher, ceramic sink and drainer with mixer tap, space for large American fridge freezer, white tiled walls, double glazed windows, utility area with double glazed door to rear garden, spot lighting.

FIRST FLOOR LANDING Built-in cupboards, double glazed window, stairs to second floor

BEDROOM 1 16' 7" x 11' 9" (5.05m x 3.58m) Solid oak flooring, double glazed window, built-in wardrobes, radiator, power points.

BEDROOM 2 14' 5" x 11' 7" (4.39m x 3.53m) Built-in wardrobes, solid oak flooring, double glazed door to roof terrace, double glazed window, radiator, power points.

BEDROOM 3 12' 0" x 8' 1" (3.66m x 2.46m) Double glazed bay window, original wood floor, radiator

BEDROOM 4 11' 1" x 6' 11" (3.38m x 2.11m) Twin aspect double glazed windows, engineered oak flooring, built-in cupboard, radiator, power points.

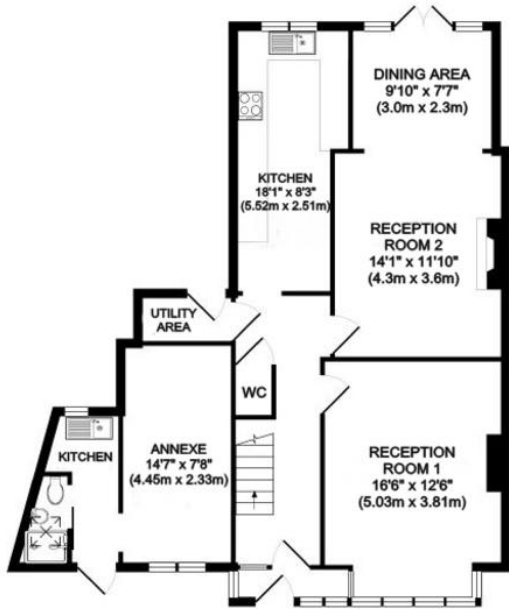
BEDROOM 5 19' 0" x 19' 0" (5.79m x 5.79m) Eaves storage, x4 Velux windows, radiator, power points.

BATHROOM Sink with vanity unit, panelled bath with overhead shower and mixer taps, glass shower screen, white tiled walls, double glazed privacy window, laminate tile effect flooring, spot lighting, airing cupboard housing water tank. Radiator with cover.

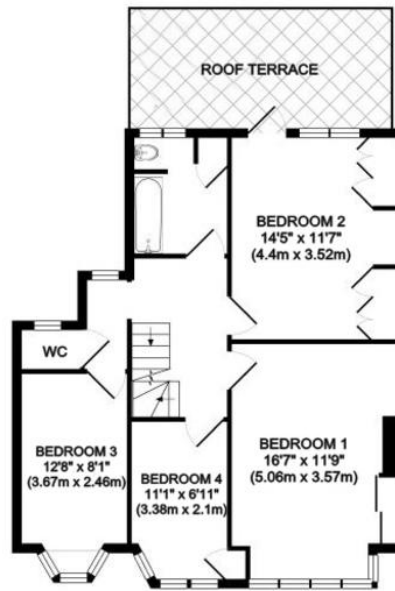
OUTSIDE South facing rear garden, mature shrubs and borders, artificial grass, water feature, summer house, outside lighting, patio area, side access, outside tap.

Roof Terrace with artificial grass.

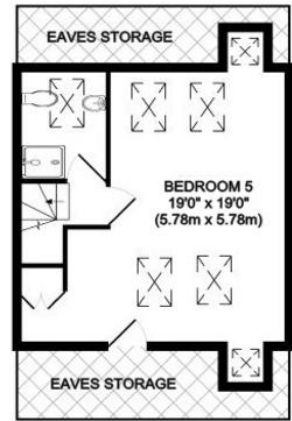




GROUND FLOOR
Approx. Floor Area 916 sq.ft. (85.1 sq.m)

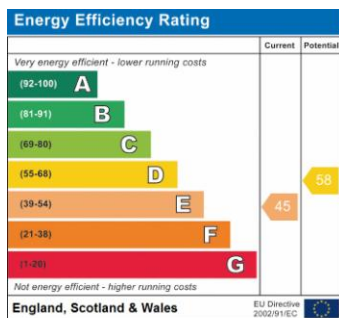


FIRST FLOOR
Approx. Floor Area 694 sq.ft. (64.5 sq.m)



SECOND FLOOR
Approx. Floor Area 371 sq.ft. (34.5 sq.m)

CHRISTOPHER AVENUE, W7
TOTAL APPROX FLOOR AREA 1981 SQ.FT (184.1 SQ.M)



Address:
Christopher Avenue W7

