





Set on a popular residential road, this three-bedroom semi-detached family home offers generous living space, a private garden and excellent transport connections, including easy access to the Elizabeth Line at Hanwell Station. With 82.6 sq m / 888 sq ft of accommodation, the property balances well-proportioned rooms with scope to update and add value.

The ground floor opens into a welcoming reception room measuring 16'4 x 12'7, ideal for use as the main family living space. To the rear, a large dining room leads directly into the kitchen, with French doors opening out to the garden. The layout creates a natural flow between indoor and outdoor living, perfect for entertaining or family gatherings.

Upstairs, there are three bedrooms: a substantial principal bedroom (15'8 x 10'0), a second comfortable double, and a third single, all served by a bright, modern family bathroom. The rear garden extends to approx. 67 ft, providing plenty of outdoor space for children to play, gardening projects, or even the addition of a home office/studio (subject to consents). To the front is a lawned garden, setting the property back from the street and giving an attractive approach.

Beresford Avenue enjoys an excellent location for both transport and amenities. Hanwell Station (Elizabeth Line) is within easy reach, providing fast, direct services into central London, Heathrow and Canary Wharf. There are also strong local bus routes connecting to Ealing, Greenford, Southall and beyond.

Families will particularly value the choice of well-regarded local schools, including Mayfield and Hobbayne Primary and Drayton Manor High School, all of which are within easy reach. Nearby green spaces such as Elthorne Park and Brent Lodge Park add further appeal for those with children. This is a superb opportunity to acquire a semi-detached house in a well-connected location, with the potential to create a modern family home tailored to your style.

Reception

16' 4" x 12' 7" (4.98m x 3.84m) Large front aspect double glazed bay window, radiator, laminate floor

Reception

14' 2" x 8' 8" (4.32m x 2.64m) Rear aspect double glazed French doors to garden, laminate floor radiator, opening onto

Kitchen

Rear aspect double glazed window, range of eye and base level units with integrated electric hob with oven under and extractor hood over, stainless steel single drainer sink, plumbing and space for washing machine, under stairs cupboard, laminate floor, part tiled walls

Bedroom 1

15' 9" x 10' (4.80m x 3.05m) Large front aspect double glazed bay window, radiator

Bedroom 2

11' 8" x 8' 11" (3.56m x 2.72m) Rear aspect double glazed window, radiator

Bedroom 3

11' x 6' 1" (3.35m x 1.85m) Front aspect double glazed window, radiator

Bathroom

Side aspect double glazed frosted window, panel enclosed bath with shower, pedestal wash hand basin, low level WC, heated towel rail, tiled walls

Garden

Patio area leading onto lawn with flower bed borders, timber shed, outside tap, side gate to front

