



137 Mayfield Gardens, London. W7 3RA.

£710,000



A deceptively spacious four bedroom family home, located on a popular tree lined residential road close to local amenities and popular local schools. The well presented modern home is arranged of three floors and nearly 1400sqft with a useful added benefit of an outbuilding to the rear of the South facing garden. The property briefly comprises of a large kitchen / diner, lounge and conservatory on the ground floor To the first floor there is a modern bathroom and three bedrooms, the smaller would lend itself to an excellent office and on the top floor the master bedroom with ample fitted storage and an en-suite.

The house is situated close to local shops, restaurants and day to day services and transport links provided by the Greenford Avenue. Hanwell Station is also accessible providing direct access into Paddington and part of the new Elizabeth Line (Crossrail) . With good local secondary and primary schools including Mayfield Primary School all but a short walk away.

#### Lounge

16' 8" x 10' 0" (5.08m x 3.05m) Front aspect double glazed bay window with wooden shutters, wood floor, radiator, feature fireplace, fitted storage to alcove

#### Kitchen / Diner

15' 7" x 14' 9" (4.75m x 4.50m) Rear aspect double glazed window, Wide range of eye and base level modern units with wooden worktop with drainer and two separate under counter sinks, as another electric hob with extractor over and double oven and microwave to the side, plumbing and space for dishwasher, washing machine spot lights, tiled floor, opening onto

#### Conservatory

15' 2" x 8' 0" (4.62m x 2.44m) Double glazed, radiator, tiled floor, rear aspect double glazed door to garden

#### Bedroom 2

13' 5" x 10' 0" (4.09m x 3.05m) Front aspect double glazed window, wood floor, radiator

#### Bedroom 3

12' 11" x 9' 10" (3.94m x 3.00m) Rear aspect double glazed window, wood floor, radiator

#### Bedroom 4

7' 7" x 5' 9" (2.31m x 1.75m) Front aspect double glazed window, wood floor, radiator

#### Bathroom

Rear aspect double glazed frosted window, panel enclosed bath with shower, vanity wash hand basin with enclosed low level WC, tiled walls, spot lights, heated towel rail

#### Main Bedroom

18' 5" x 14' 1" (5.61m x 4.29m) Two front aspect velux windows, large fitted wardrobe, radiator, storage to eaves

#### En Suite

Shower cubicle, low level WC, pedestal wash hand basin, rear aspect double glazed frosted window, tiled

#### Garden

South Facing. Decked area leading onto paved with outbuilding 12' 9" x 10' 9" (3.89m x 3.28m) to the rear

