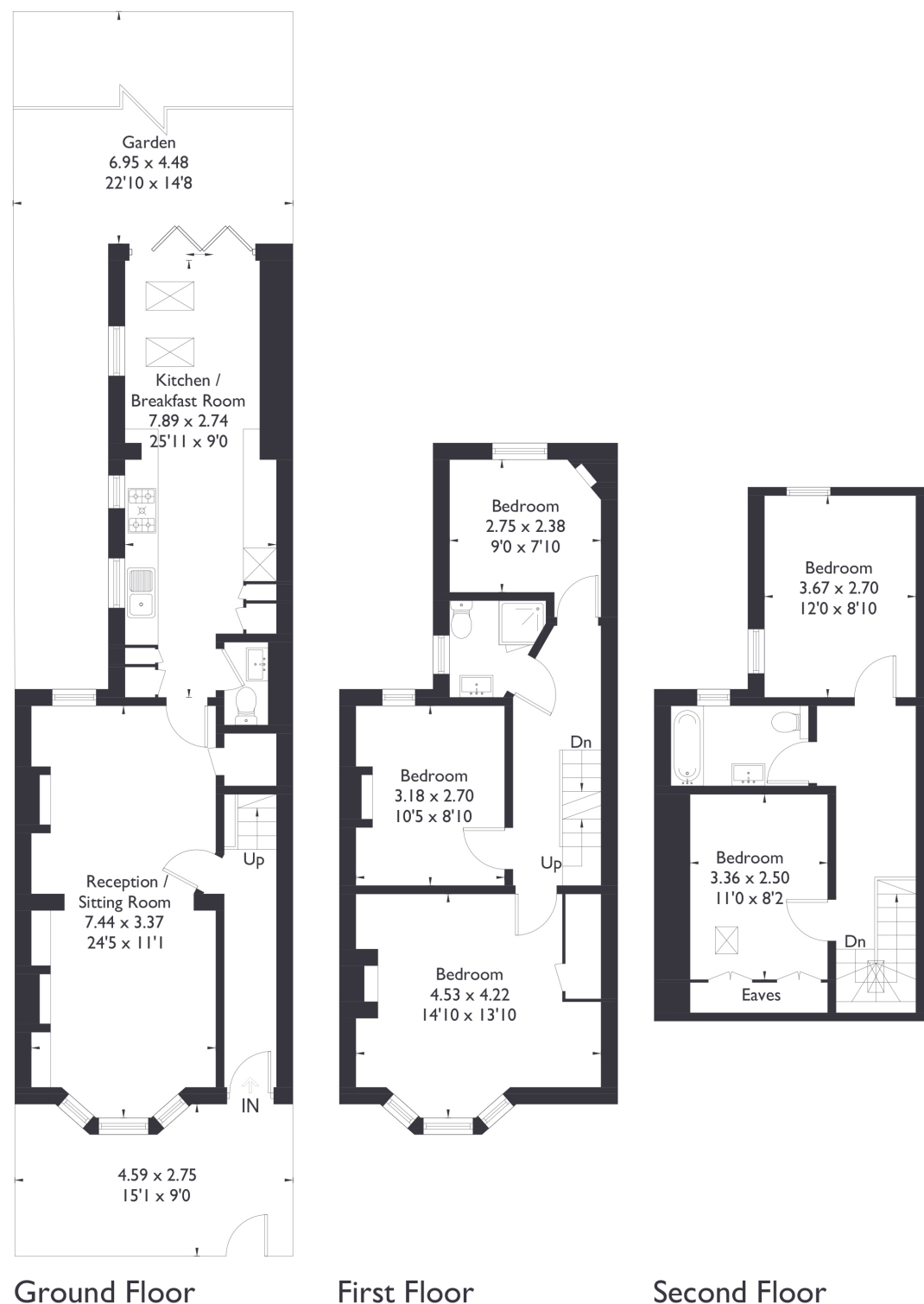


## Elthorne Avenue, W7

Approximate Floor Area = 130.5 sq m / 1405 sq ft



### 5 BEDROOM HOUSE

## Elthorne Avenue, W7 £995,000

Welcome to this beautifully presented five bedroom, two bathroom family home, complete with a convenient downstairs WC. Situated on a sought-after residential road in Hanwell, this spacious property offers versatile living across three floors.

The ground floor features a generous open-plan reception and living area, seamlessly flowing into a large kitchen and dining space with direct access to a south-facing garden perfect for entertaining or relaxing in the sun. There is also scope to extend the kitchen further, subject to planning.

### FEATURES

- Five Bedrooms
- Two Bathrooms/Downstairs W/C
- Separate Reception & Dining
- Northfields Station (Piccadilly Line)
- Fielding Primary School/ Oaklands Primary School & Elthorne Park High School
- On Street Parking
- Northfield Avenue Amenities





#### 5 BEDROOM HOUSE

## Elthorne Avenue, W7

On the first floor, you'll find three well proportioned bedrooms and a stylish family bathroom, with charming bay windows at the front adding natural light and character.

A The top floor boasts two further double bedrooms and an additional family bathroom, ideal for growing families or hosting guests. Perfectly located, the property is just a 15-minute walk to Hanwell Station (Elizabeth Line) and 10 minutes from Northfields Station (Piccadilly Line), providing excellent transport links.

It's also a short stroll to Elthorne Park and well-regarded local schools, including Elthorne Park High School, Fielding Primary school and Oaklands Primary school, placing this home in prime catchment areas.

EPC rating C.

