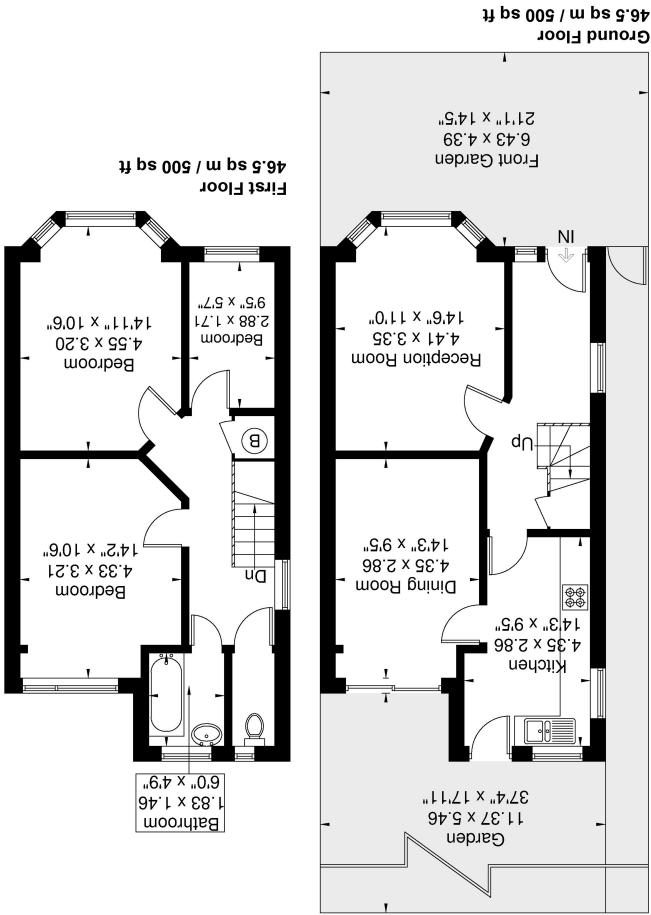


Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.  
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Mayfield Gardens  
Approximate Gross Internal Area = 93.0 sq m / 1000 sq ft



116A Mayfield Gardens, London. W7 3RD.

£599,000





Offered to to the market with no onward chain ! This three bedroom family home is situated on a popular tree lined road in Hanwell. The home is currently arranged over two floors with the potential to extend further subject to usual planning permissions. The home itself consists of three bedrooms, two receptions, with a large kitchen and bathroom. Outside there is a private garden.

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

**Front Reception**

14' 6" x 11' 0" (4.42m x 3.35m) Front aspect double glazed bay window, radiator

**Rear Reception**

14' 3" x 9' 5" (4.34m x 2.87m) Rear aspect double glazed patio doors to garden, radiator

**Kitchen**

14' 3" x 9' 5" (4.34m x 2.87m) Dual aspect double glazed window and door to garden, range of eye and base level units with gas hob with extractor hood over and oven under, single drainer sink with mixer tap, plumbing and space for washing machine, tiled floor

**Bedroom 1**

14' 11" x 10' 6" (4.55m x 3.20m) Front aspect double glazed bay window, radiator

**Bedroom 2**

14' 2" x 10' 6" (4.32m x 3.20m) Rear aspect double glazed window, radiator

**Bedroom 3**

9' 5" x 5' 7" (2.87m x 1.70m) Front aspect double glazed window, radiator

**Bathroom**

Rear aspect frosted double glazed window, panel enclosed bath with shower, pedestal wash hand basin, radiator, separate WC

**Garden**

Patio area leading onto lawn with mature trees.

