



Brookbank Avenue, W7

£850,000

This four bedroom, two bathroom Mock Tudor family home has been fully extended into the loft and rear and finished to an exceptionally high standard throughout. The property has off-street parking, no onward chain and a south facing garden with a versatile outbuilding.



Underfloor heating is installed throughout the ground floor which comprises a front reception room, dining room and impressive kitchen extension with bespoke units, integrated appliances and a u-shaped island. Large Velux windows provide plenty of natural light and full width bi-folding doors open out to the secluded south facing garden which features an impressive insulated outbuilding; ideal for use as a home office, gym or versatile additional living space.

The first floor has three bedrooms and a family bathroom and the loft conversion provides the principal bedroom with en suite shower room and walk-in wardrobe. Both bathrooms have underfloor heating.

Ideally located on this sought after tree-lined residential road off Greenford Avenue, with easy access to varied bus routes and local amenities. Hanwell (Elizabeth line) station is just over a mile away and well regarded schools including Mayfield primary and Brentside high school are within walking distance.

- Four Bedrooms • Fully Extended • Off-Street Parking •
 - South Facing Garden • Outbuilding • No Onward Chain •
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Main area: Approx. 165.6 sq. metres (1782.7 sq. feet)
Plus outbuildings, approx. 18.4 sq. metres (197.8 sq. feet)

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Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.