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Churchill & Mathesons

Braid Avenue, London, W3 7TU

Asking Price £700,000 Freehold



KEY FEATURES:

- END OF TERRACE HOUSE
- THREE BEDROOMS
- 912 SQ FT/ 85 SQ M LIVING SPACE
- NO CHAIN
- OFF STREET PARKING
- 37FT / 18 M REAR GARDEN
- POTENTIAL TO EXTEND UP AND OUT

GREAT OPTION TO EXTEND UP AND OUT

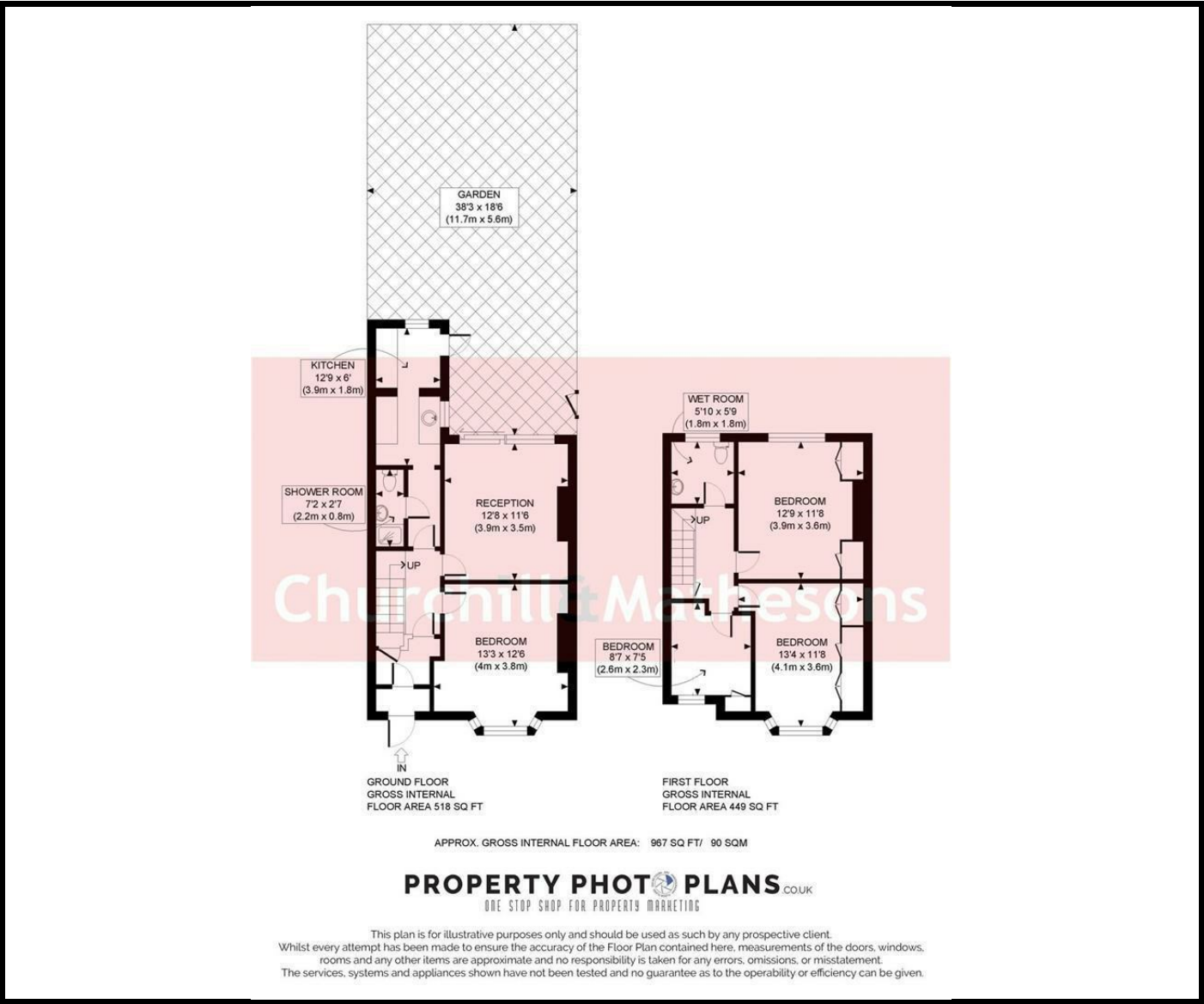
Nestled in the tranquil cul-de-sac of Braid Avenue, W3 this END TERRACE house offers a delightful blend of comfort and convenience. Spanning 967 square feet, the property features a front reception room and rear dining room leading out onto the 38FT garden with a shed for bikes and things. 3 spacious upstairs bedrooms, providing ample space for families or those seeking a home office. With two bathrooms 1 upstairs and the other on the ground floor it's ready to move into or change into 2 flats.

One of the standout features of this property is the off-street parking, accommodating up to two vehicles, which is a rare find in London. The easy access to the A40 eastwards ensures that commuting into London central and exploring the vibrant city is both convenient and efficient.

With its thoughtful layout and prime location, this property presents an excellent opportunity for a family or investor looking to add space + value.

Book a viewing today.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.