



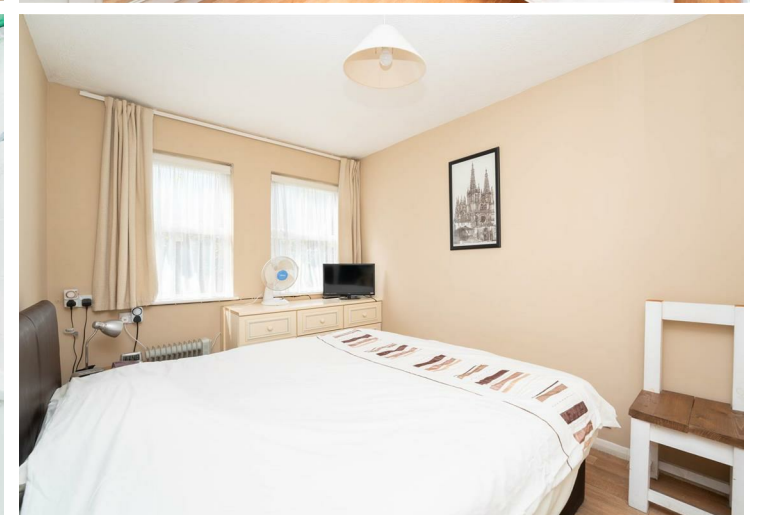
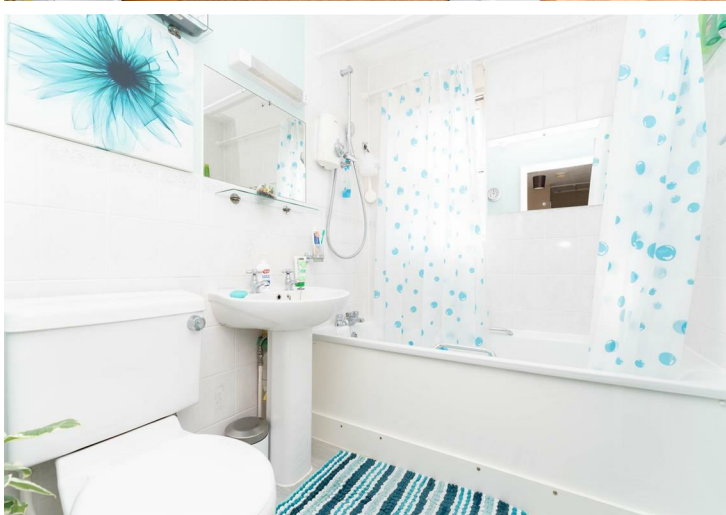
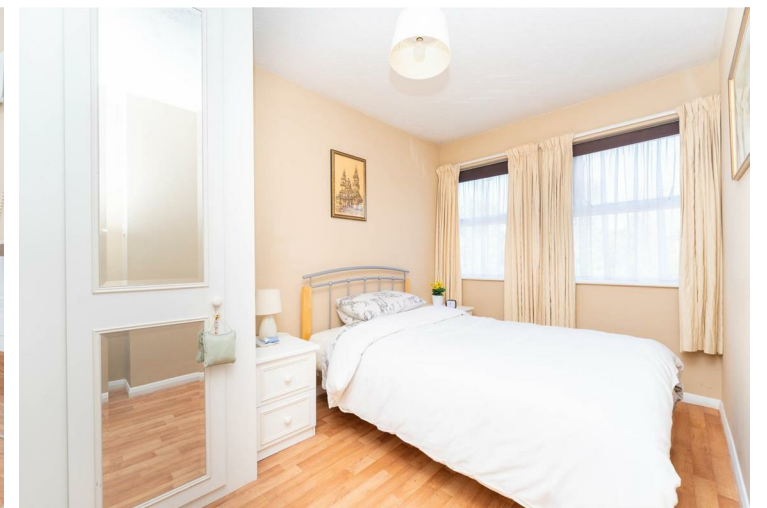
**Freehold / House - End Terrace**

**7, Mallard Close**

**£645,000**

A superbly presented three-bedroom end of terrace modern home, offering a leafy rear open aspect, enviable canal-side walks, a good-sized garden and two valuable parking spaces in the heart of Old Hanwell. Attractively offered CHAIN FREE.

- Modern end terraced house
- Light and airy living room
- Smart fitted kitchen
- Ground floor cloakroom
- 3 bedrooms, 2 with fitted wardrobes
- Modern family sized bathroom
- Good sized west facing garden
- 2 off street parking spaces
- Good decorative order, GCH&D/G
- Peaceful leafy open rear aspect



**Freehold / House - End Terrace**

# Mallard Close, W7 2PX

£645,000

This modern yet traditionally styled, end terraced home, offers bright and spacious living space throughout. It features a wide hallway, an exceptionally spacious, light and airy, full width living room (with lounge and dining areas, built in storage and opening onto the garden), a well equipped fitted kitchen/breakfast room and useful ground floor cloakroom w/c. Upstairs there are 3 bedrooms (2 doubles, both with built in wardrobes) and a smart, modern family size bathroom with natural light and also excellent loft storage space. Outside there is a good sized, low maintenance landscaped garden, enjoying a sunny westerly aspect, valuable side access and an enviable leafy, un-overlooked aspect to the rear. At the front there is valuable driveway off-street parking (and ideal for installing an electric car charging point). Superbly presented throughout in a smart neutral decor, with wood floors and neutral fitted carpets, warmed by GCH and with full double glazing.

Peacefully situated in this exclusive modern cul-de-sac development, just off St Margaret's Rd in the heart of ever fashionable 'Old Hanwell'. Moments from canal side walks (with access literally just along the road), the popular Fox public house, the well regarded St. Marks primary school along with local shops, eateries, and regular bus services on Boston and Uxbridge Rd's, providing speedy access to Ealing Broadway and Boston Manor Piccadilly line station, Hanwell Main Line station, for the fantastic new Elizabeth Line service, is also within easy walking distance.



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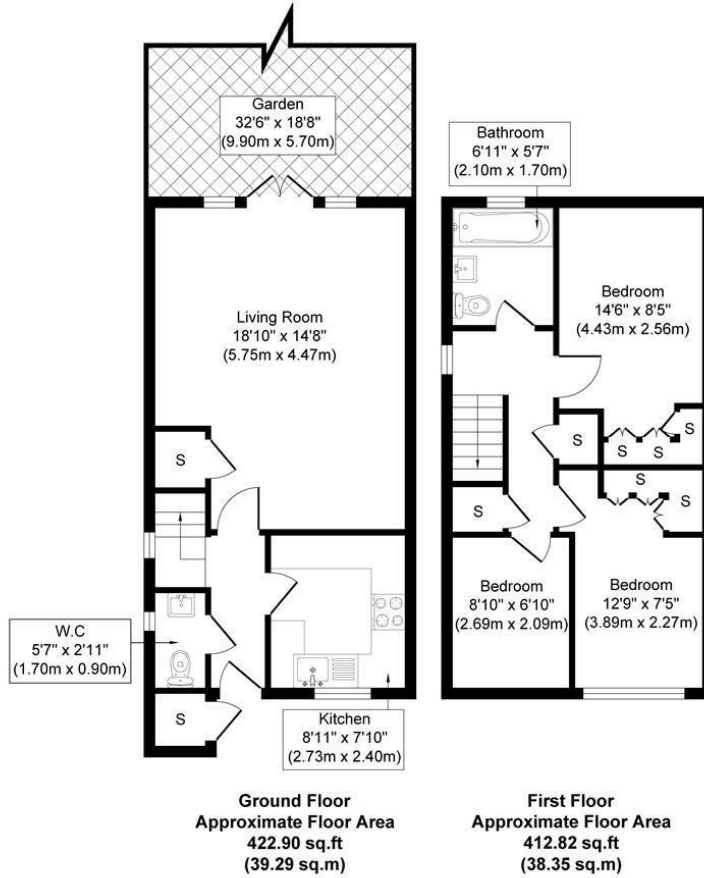
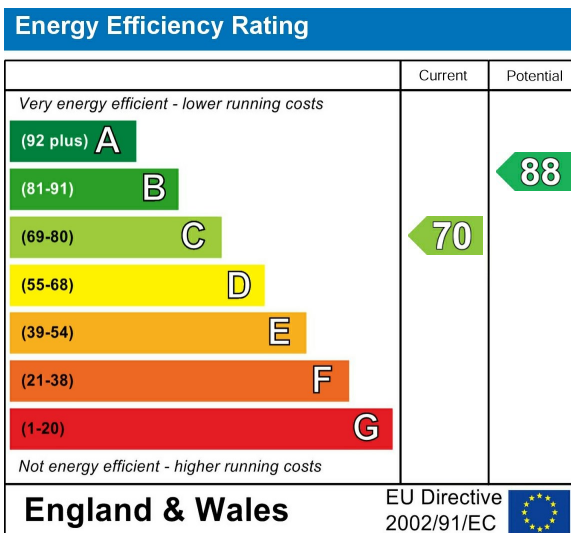


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Council Tax Band

**E**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.