



£950,000

Manton Avenue, Hanwell, W7



- 4 Bedrooms
- 2 Reception Rooms
- 1,436 Sq Ft
- Large Garden With Rear Access
- Extended Kitchen
- Near Elizabeth Line

A fantastic four-bedroom extended family home spreads across three floors on a highly popular road. Inside, a generous living room leads into a dining area and a lovely, extended kitchen built for modern living and entertaining. The first floor boasts three bright bedrooms, including two large doubles and a single, alongside a neat family bathroom. Up in the loft extension, you will find a spacious main bedroom, a shower room, and an extra storage room. Outside, the property features a beautiful 50-foot private back garden with useful rear access, as well as a setback front garden. Situated on a quiet residential street, Manton Avenue sits within easy reach of fantastic schools, parks, and great shops. It also offers superb travel links, including Hanwell and West Ealing stations for the Elizabeth line. Boston Manor and Northfields tube stations are also close by for the Piccadilly line, alongside excellent bus and road networks.



Manton Avenue

Approximate Gross Internal Area (Excluding Void)

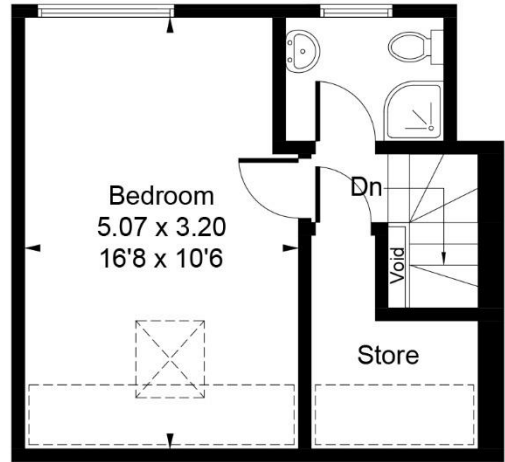
129.25 sq m / 1391 sq ft

Reduced Headroom = 4.17 sq m / 45 sq ft

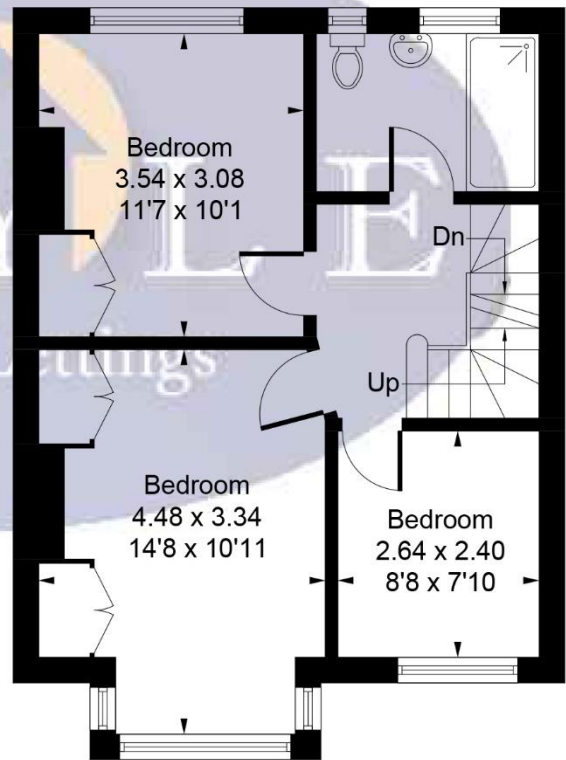
Total = 133.42 sq m / 1436 sq ft



Ground Floor
62.53 sq m / 673 sq ft
Reduced Headroom
0.20 sq m / 2 sq ft



Second Floor
22.13 sq m / 238 sq ft
Reduced Headroom
3.97 sq m / 43 sq ft



First Floor
44.59 sq m / 480 sq ft

= Reduced headroom below 1.5m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

© Vizion Property Marketing Produced for Doyle Sales & Lettings

Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: info@doylesalesandlettings.co.uk W: www.doylesalesandlettings.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

EPC Rating D

