



Leslie
& Co.

MANTON AVENUE, HANWELL, W7

Guide Price: **£800,000**



Leslie & Co





About the property

What the owner loves:

This home has been at the centre of our family for over six decades with four generations raised in it. Initially purchased by my parents 61 years ago, the home is flooded with natural light both in front and back living rooms which creates a really warm energy when you step into it. As well as being spacious with both front and back gardens, it's nestled between old Hanwell and Northfields with a real sense of community woven into the fabric of the street. Many of our neighbours have become lifelong friends and the street still feels as welcoming and friendly as it did when I grew up on it back in the 60's.

Although fairly dated due to my late mother last inhabiting it, the house has so much character, charm and endless amounts of potential to furnish and extend it to be the perfect family home. The house has brought us so much joy throughout the years, we hope another family will be able to enjoy it as much as we have.

Why we'd buy this home:

This lovely end-terrace house on Manton Avenue is a beautifully proportioned and light-filled home that perfectly balances charm with modern living.

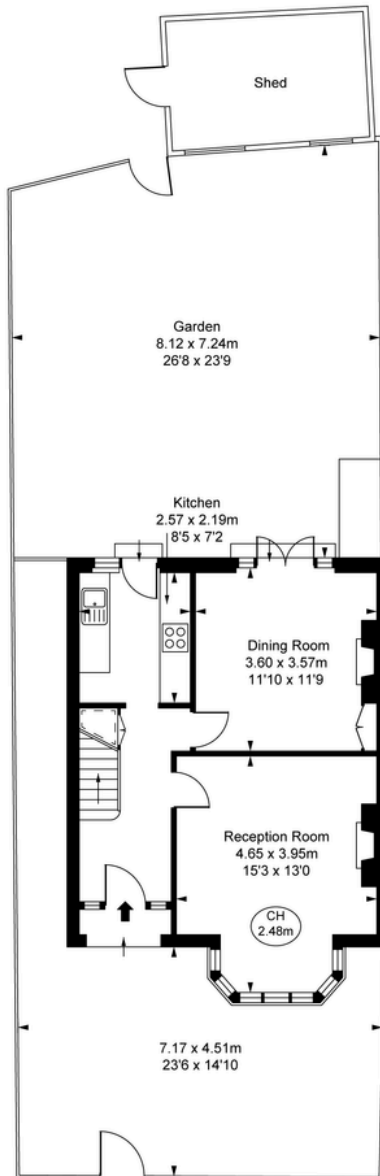


Key features

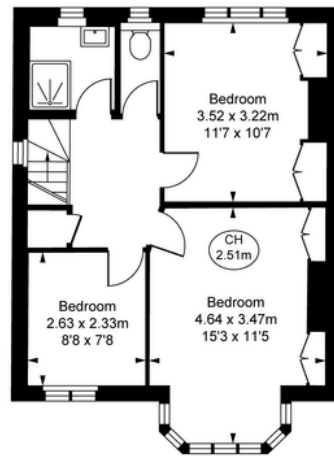
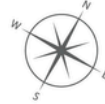
- Wonderful end terrace home
- Private sunny garden
- Huge potential including loft extension
- Move-in ready & totally chain-free
- Close to high-speed Elizabeth Line
- Range of excellent local schools
- Lovely parks and green spaces nearby
- Nestled between Northfields & Olde Hanwell
- Buyer information pack available
- Secure with reservation or deposit agreement

Material information

- Tenure - Freehold
- Council Tax Amount - £2600.00 (Band E)
- **Guide Price - £800,000**

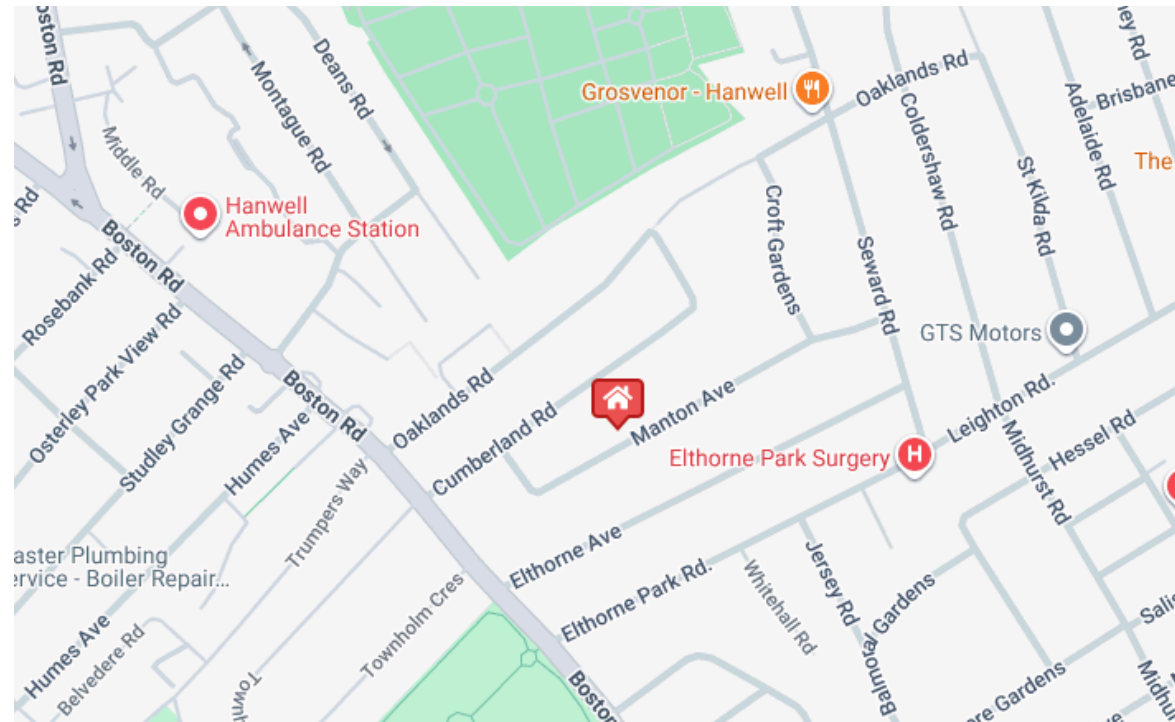


Manton Avenue, W7
 Approximate Gross Internal Area
 87.31 sq m / 940 sq ft
 (Including restricted height
 under 1.5m (□□□□□□))
 (CH = Ceiling Heights)



Ground Floor
 Approximate Gross Internal Area
 43.13 sq m / 464 sq ft

First Floor
 Approximate Gross Internal Area
 44.18 sq m / 476 sq ft



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

