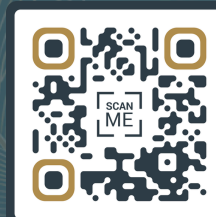




Leslie
& Co.

HALF ACRE ROAD, HANWELL, W7

Guide Price: **£1,250,000**



Leslie & Co





About the property

What the owner loves:

What first drew us to this home was its incredibly peaceful setting. It's overlooked only by trees, with a beautiful view of the viaduct, which gives it a real sense of calm despite being so close to the convenience of the Uxbridge Road. It feels like a personal oasis.

We also loved that, even though it's a newer build, it has real character. My husband knew straight away it was the one and convinced me very quickly. In truth, it ticked every box, so it was an easy decision.

The community here is something really special. Everything is within walking distance, from the gym and cafés to the pubs and even the hairdressers, and there's always someone to stop and have a chat with.

Day to day, the layout works perfectly for family life. The way the garden and surrounding trees feel like an extension of the living space is something we absolutely love, especially with the glass bi-fold doors, large windows and roof lights bringing in so much natural light. It's a big space, which is ideal for a busy family of four, but it still feels cosy and welcoming.

Key features

- Detached family home
- Approx. 2000 sq ft of internal space
- Five bedrooms three bathrooms
- Large open-plan reception with bi-fold doors
- Separate study and playroom
- Garden backing onto Brent River Park
- Views towards the viaduct
- Off-street parking
- Churchfields Conservation Area location
- Moments from Elizabeth Line
- Buyer information pack available
- Secure with Reservation or Deposit Agreement

Material information

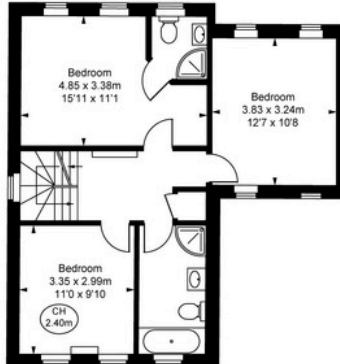
- Tenure - Freehold
- Council Tax Amount - £2948.14 (Band F)
- Guide Price - **£1,250,000**



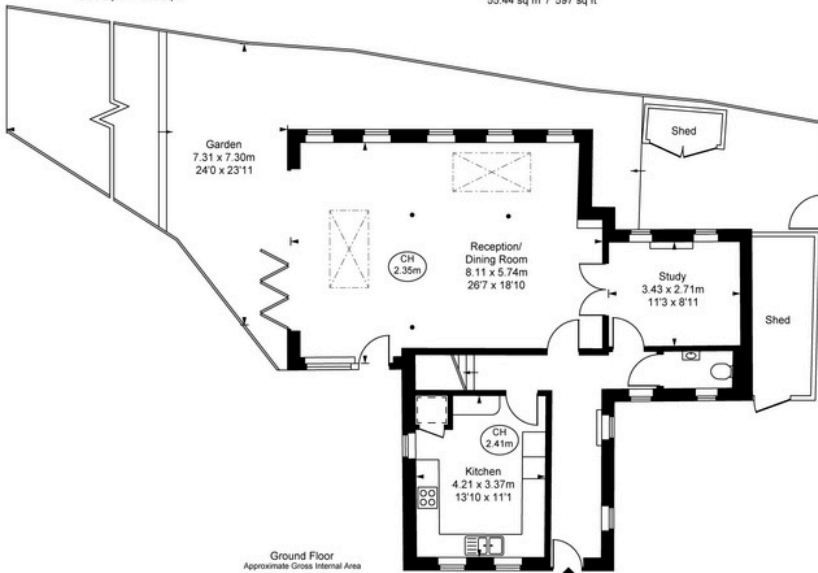
Half Acre Road, W7
 Approximate Gross Internal Area
185.00 sq m / 1,991 sq ft
 (Including restricted height
 under 1.5m C = = 3)
 (CH = Ceiling Heights)



Second Floor
 Approximate Gross Internal Area
 46.90 sq m / 505 sq ft



First Floor
 Approximate Gross Internal Area
 55.44 sq m / 597 sq ft

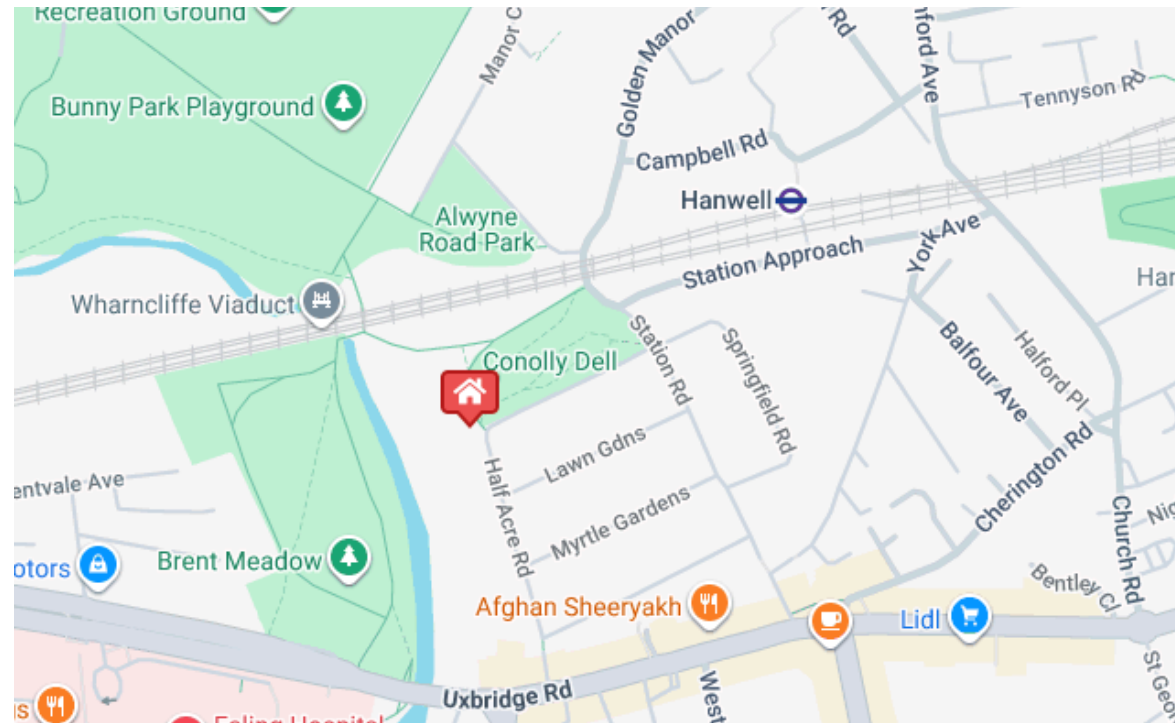


Ground Floor
 Approximate Gross Internal Area
 82.66 sq m / 890 sq ft



PRECISION
 YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice © Fulham Performance



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

