



£699,950

Mallard Close, Hanwell, W7



- 3 Bedrooms
- Semi Detached
- Off Street Parking
- Olde Hanwell
- Air Conditioning & Side Access
- Detached Outbuilding

A fantastic three-bedroom semi-detached family home, with off street parking, tucked away on a quiet cul-de-sac in the heart of Olde Hanwell. Offering well-proportioned accommodation, excellent storage and plenty of outdoor space, this is a home with both immediate appeal and exciting potential. The ground floor features a generous reception room, with air conditioning, overlooking the garden, a separate fitted kitchen, downstairs WC, useful store and excellent side access. Upstairs are three well-sized bedrooms with the main bedroom benefitting from air conditioning and a family bathroom. Outside, the rear garden is a real highlight, complete with a detached outbuilding offering the perfect space for a home office, gym, workshop or additional storage. To the front, there is a private driveway providing valuable off-street parking, with side access adding further practicality. Perfectly placed for enjoying the best of Olde Hanwell, with The Fox pub, scenic Grand Union Canal walks and St Mark's Primary School all close by. Hanwell's shops, cafés and excellent transport links are also within easy reach.



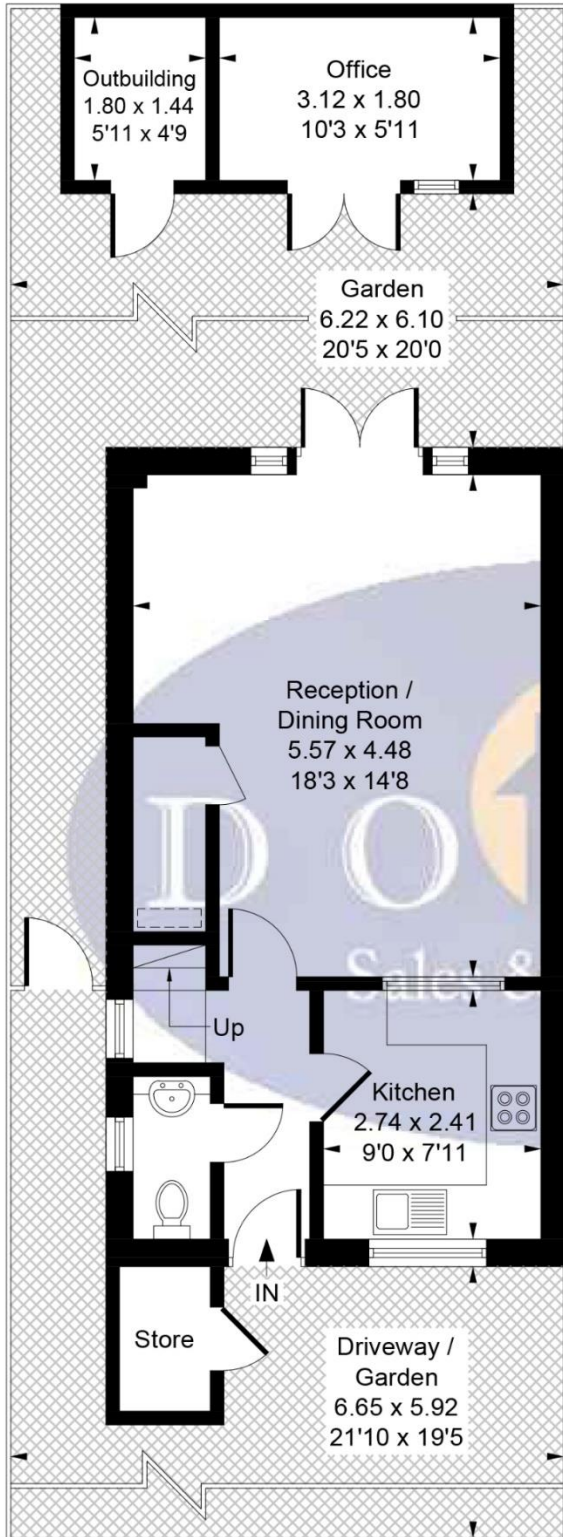
Mallard Close, W7 2PX

Approximate Gross Internal Area = 76.29 sq m / 821 sq ft

Reduced Headroom = 0.20 sq m / 2 sq ft

Outbuilding / Office & Store = 10.06 sq m / 109 sq ft

Total = 86.55 sq m / 932 sq ft



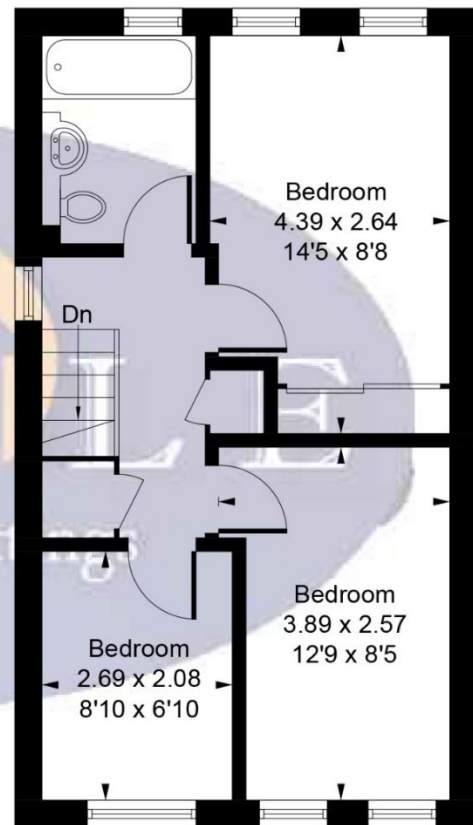
Ground Floor

38.27 sq m / 412 sq ft

Reduced Headroom

0.20 sq m / 2 sq ft

 = Reduced headroom
below 1.5m / 5'0



First Floor

38.02 sq m / 409 sq ft

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.

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