



**£465,000**

**Brentmead Close, Manor Court Road, W7**



- 2 Double Bedroom
- Detached Maisonette
- Garage & Loft Storage
- Large Private Garden
- Off Street Parking
- Close To Elizabeth Line

Doyle Sales & Lettings are delighted to offer this well-presented and spacious 2 double bedroom, top floor detached maisonette with private garden and garage. Tucked away in a small private development on Manor Court Road, one of Hanwell's finest roads, this unique property benefits from its own entrance and a large loft space. The accommodation features own entrance, a spacious reception room with room for a dining table, a modern fitted kitchen with new boiler, 2 double bedrooms and a family bathroom with a shower. Further benefits include one of the largest private gardens (recently landscaped), garage and a 131-year lease. Brentmead Close is situated in the ever-popular Golden Manor area, a short walk to Hanwell Station (Elizabeth Line), offering swift connections to Heathrow, Reading, or central London. Moments away, you'll find Brent Valley golf course and the stunning Brent Lodge Park ("The Bunny Park") with Hanwell Zoo. Local shops and bus services are conveniently located on Greenford Avenue.

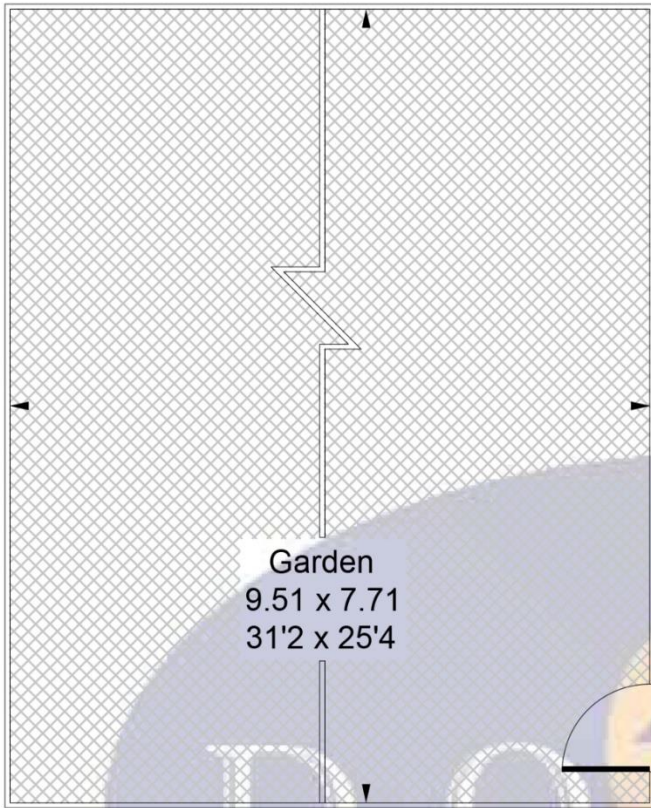


# Brentmead Close, W7 3EW

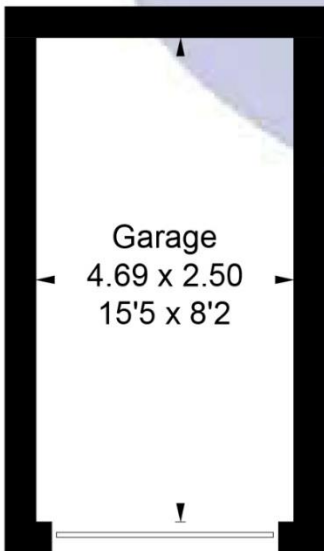
Approximate Gross Internal Area = 68.07 sq m / 733 sq ft

Garage = 11.97 sq m / 129 sq ft

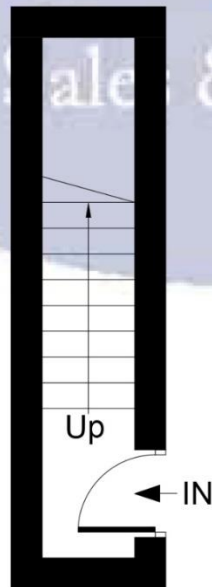
Total = 80.04 sq m / 862 sq ft



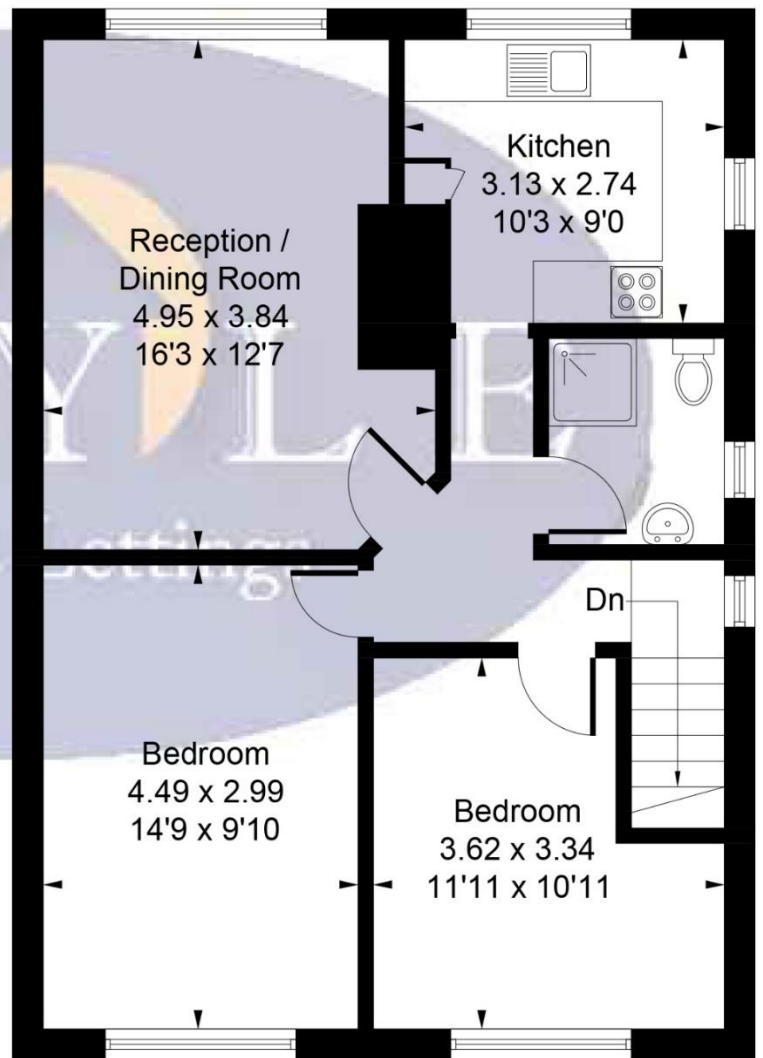
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



**Ground Floor**  
4.71 sq m /  
51 sq ft



**First Floor**  
63.36 sq m / 682 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.

## 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 WHATEVER IN RELATION TO THIS PROPERTY.

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

## EPC Rating C

