



£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.



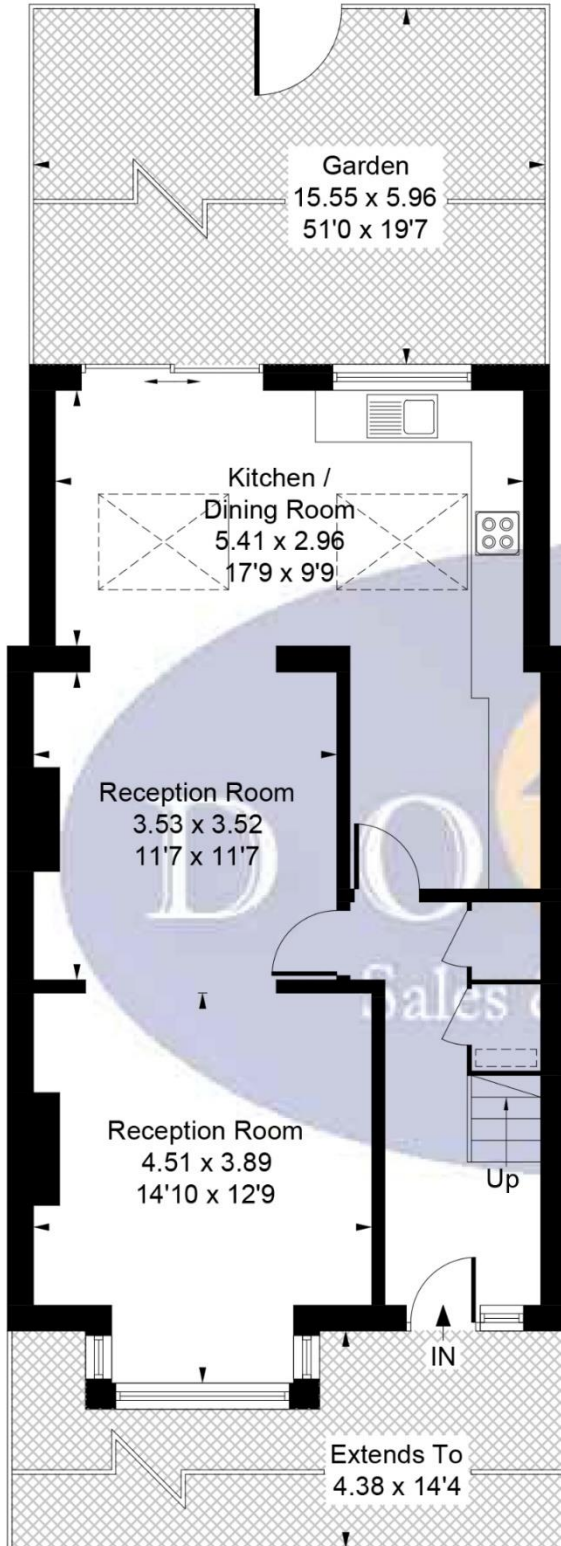
Manton Avenue

Approximate Gross Internal Area (Excluding Void)

129.25 sq m / 1391 sq ft

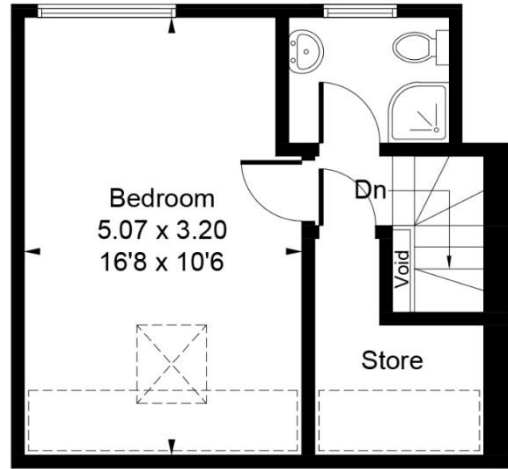
Reduced Headroom = 4.17 sq m / 45 sq ft

Total = 133.42 sq m / 1436 sq ft



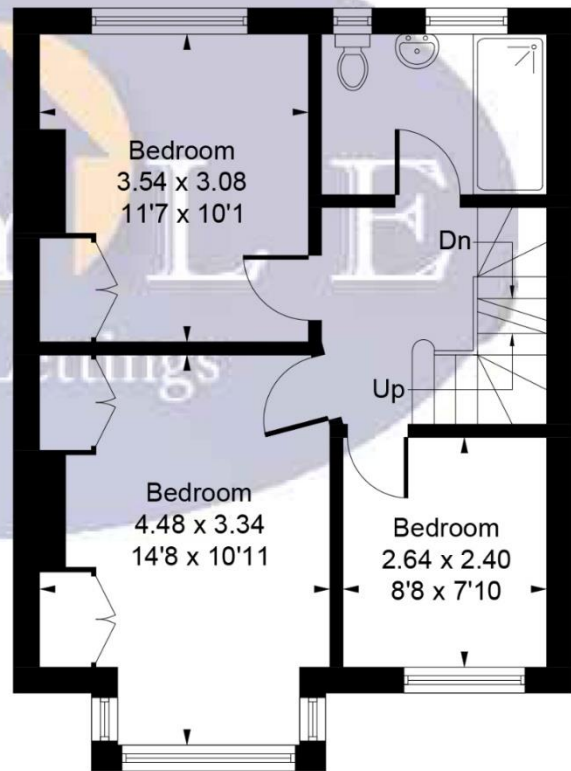
Ground Floor
62.53 sq m / 673 sq ft

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.

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Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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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.

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EPC Rating D

