



Halford Place, W7

£875,000 *Freehold*

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A beautifully presented and cleverly designed three-bedroom family home, offering generous living space, modern comforts and a prime gated location moments from Hanwell Station.

KEY FEATURES

- Contemporary feel throughout
- Very energy-efficient home
- Close to the Elizabeth Line
- Gated cul-de-sac
- Off-street parking
- East-facing patio garden



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0208 896 0123 | ealing@winkworth.co.uk

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DESCRIPTION

Beautifully presented and cleverly designed three bedroom family home which is offered to the market in good condition throughout. Arranged over two floors, the accommodation spans across 1,292 sq ft and comprises three double bedrooms, two bathrooms (one of which is en-suite), spacious reception room and semi open-plan fully-equipped kitchen with a breakfast bar. Furthermore, there is a downstairs guest toilet and a large understairs utility/storage cupboard. The property also benefits from off-street parking space to the front and secluded East-facing patio garden to the rear. In-person viewings are highly recommended!

The property is situated within a secure gated cul-de-sac in a quiet residential area, just 0.3 miles away from Hanwell station (Elizabeth Line). Hanwell Town Centre with its variety of amenities is only 0.2 miles away.





MATERIAL INFO

Tenure: Freehold

Term: N/A

Service Charge: £1,200 per annum (subject to increase)

Ground Rent: N/A

Council Tax Band: F

EPC rating: B

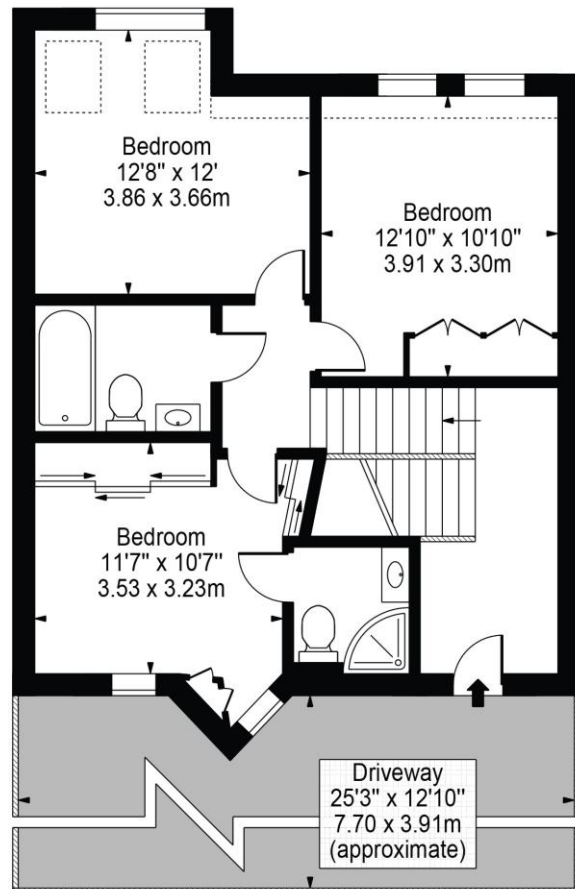
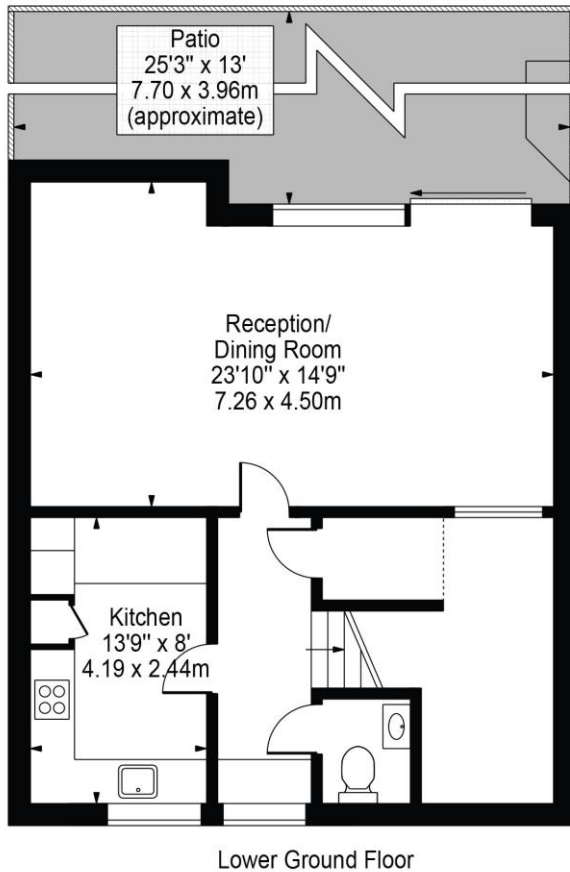
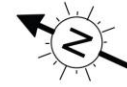
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Halford Place, W7

Approx. Total Internal Area 1292 Sq Ft - 120.03 Sq M
(Including Restricted Height Area)

Approx. Gross Internal Area 1276 Sq Ft - 118.54 Sq M
(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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