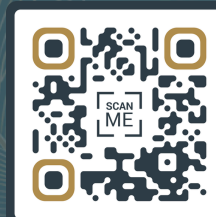




Leslie  
& Co.

MANUKA CLOSE, EALING, LONDON, W7

Guide Price: **£800,000**



Leslie & Co





## About the property

What the owners love:

We have absolutely loved living here. It is such a rare find for the area because it's so peaceful and completely private, and being detached makes it feel even more special. The open-plan layout has worked perfectly for us as a family, and the whole house gets beautiful natural light so it always feels bright and welcoming.

The garden has been a huge highlight for us too. It is quiet, private, and a wonderful space to relax or play outside with a young child. Little things like having off-road parking have just made everyday life that bit easier.

The community here is fantastic. We are in an outstanding local school catchment for both primary and secondary, and everything we need is right on our doorstep. There is a great selection of pubs and cafes nearby around Northfields and South Ealing, and having Sainsbury's and Lidl just a five-minute walk away is incredibly convenient. Plus, with excellent transport links from Hanwell and West Ealing stations, getting around is effortless. It really is a one-off home, and we will be very sad to leave it.



## Key features

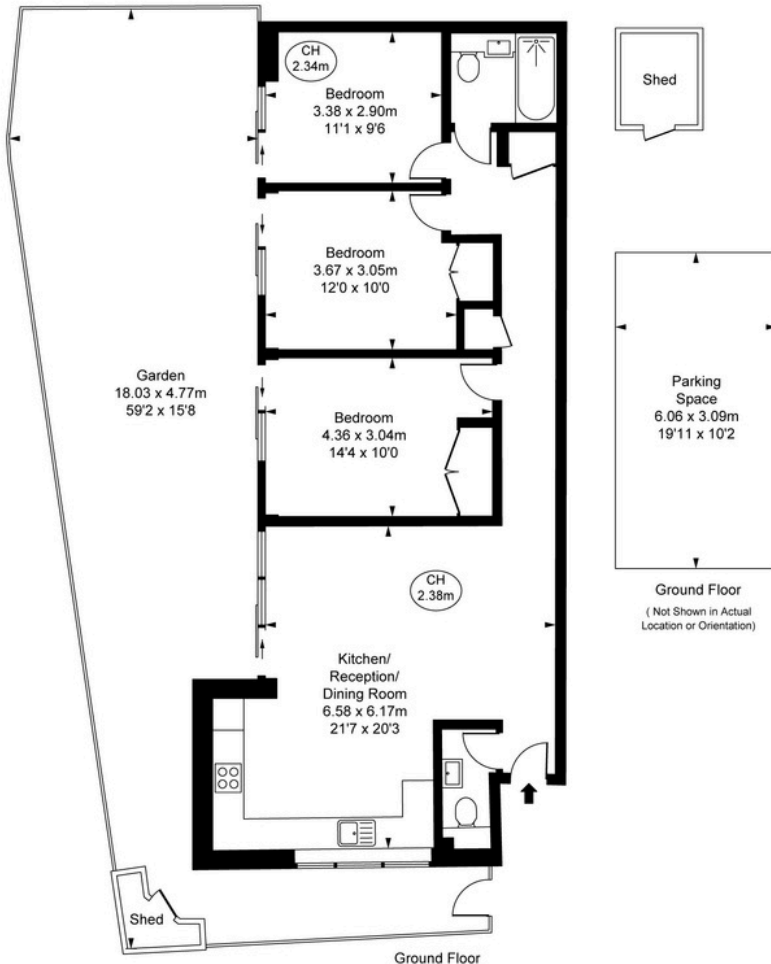
- Wonderful detached bungalow
- Fully refurbished throughout
- Blend of charm and contemporaneity
- Allocated parking space
- Stunning secluded private garden
- Nestled perfectly between Northfields and Olde Hanwell
- Exceptional transport links
- Buyer information pack available
- Close to a range of excellent schools
- Secure with Reservation or Deposit Agreement

## Material information

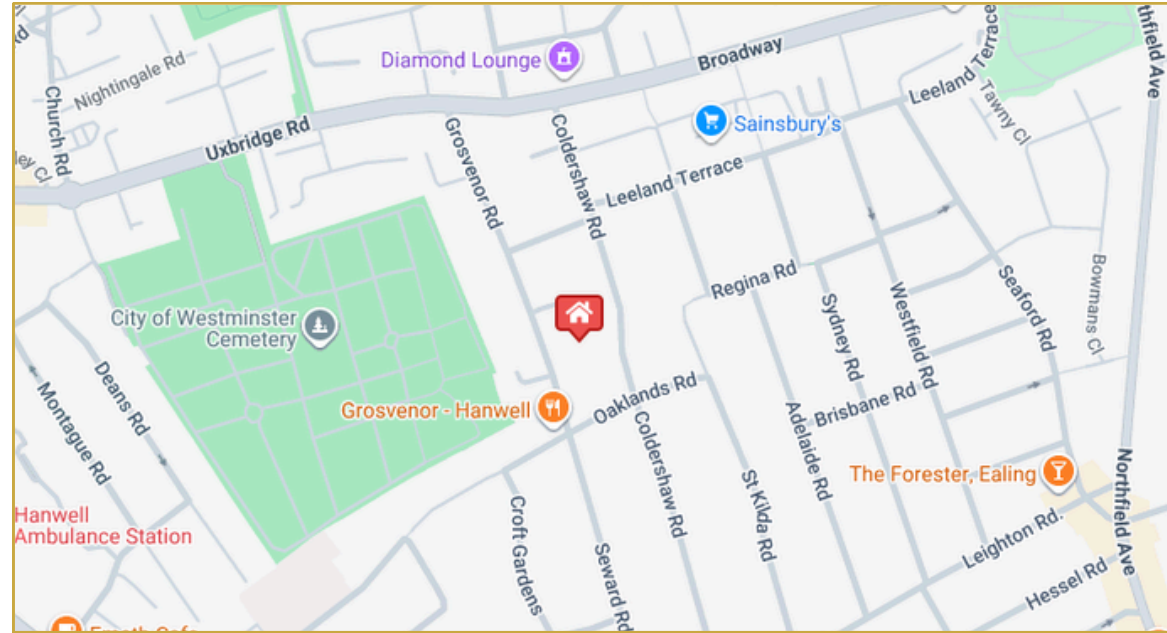
- Tenure - Freehold
- Council Tax Amount - £3088.00 (Band F)
- Guide Price - **£800,000**



**Manuka Close, W7**  
 Approximate Gross Internal Area  
**88.20 sq m / 949 sq ft**  
 ( CH = Ceiling Heights )



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 5% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice  
 © Fulham Performance



**Key Facts for Buyers**



**Buyer Information Pack**

