



Leslie
& Co.

COWPER ROAD, HANWELL, W7

Guide Price: **£900,000**



Leslie & Co





About the property

What the Owner Loves:

Cowper Road has been such a special home for me and my family. We truly made this house a home, raising our daughter here and creating many happy memories over the years. Poets' Corner has a real community feel, with friendly neighbours, annual street parties, and even its own Facebook group.

The garden has been a real highlight during the warmer months, perfect for relaxing and entertaining friends and family. I am absolutely gutted I can't take the beautiful red Japanese tree with me to Kuala Lumpur! It is truly stunning, particularly in the summer months, and has become such a special feature of the garden.

Hanwell itself has also been a wonderful place to live and, with the opening of the Elizabeth Line, offers the perfect balance of suburban charm whilst still providing easy access into Central London.



Key features

- Four-bedroom family home in Poets' Corner
- Approx. 1,450 sq ft including eaves storage
- Large 23ft kitchen/dining room
- Separate front reception room
- Private rear garden approaching 32ft
- Useful loft conversion with additional storage
- Beautiful mature Japanese maple tree
- Excellent family layout across three floors
- Close to Hanwell Elizabeth Line station
- Popular community-focused neighbourhood
- Buyer information pack available
- Secure with Reservation or Deposit Agreement

Material information

- Tenure - Freehold
- Council Tax Amount - £2613.77 (Band E)
- Guide Price - **£900,000**

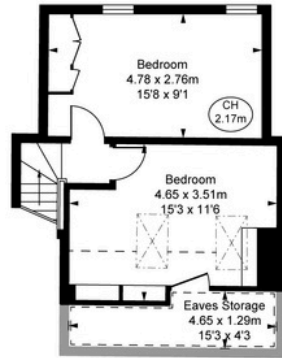
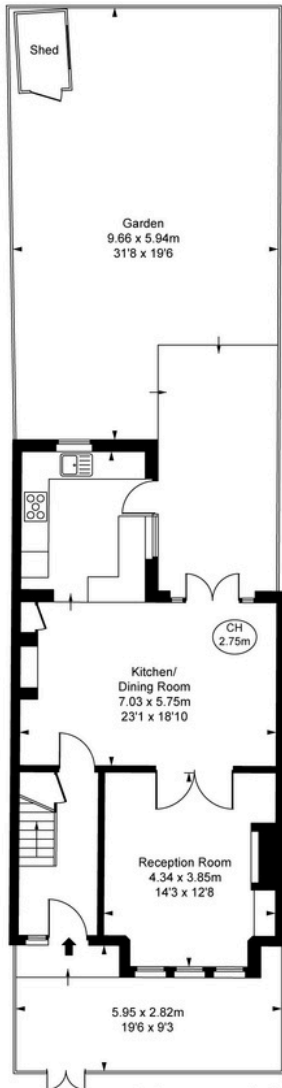
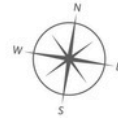


Cowper Road, W7

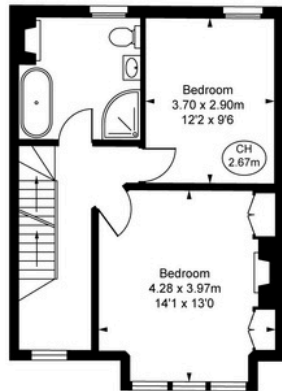
■ Approximate Gross Internal Area
 129.48 sq m / 1,394 sq ft
 ■ Eaves Storage
 5.19 sq m / 56 sq ft

Total Areas Shown On Plan
 134.67 sq m / 1,450 sq ft

(Including restricted height
 under 1.5m (---))
 (CH = Ceiling Heights)



Second Floor
 Approximate Gross Internal Area
 30.63 sq m / 330 sq ft

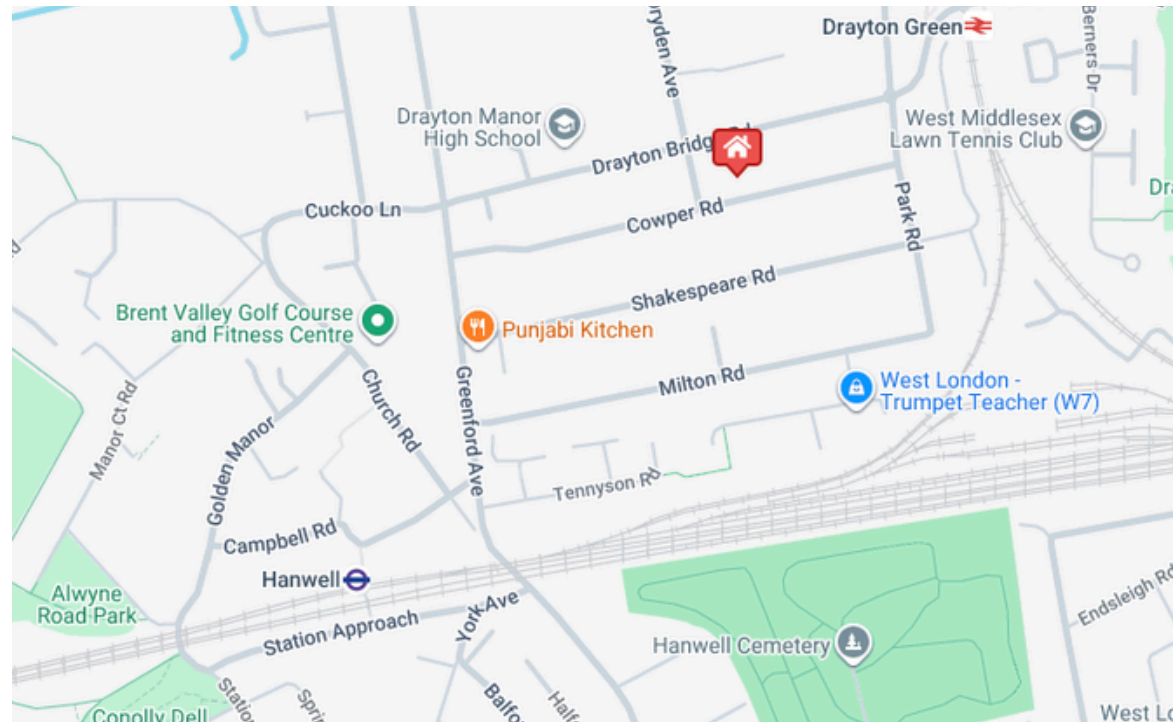


First Floor
 Approximate Gross Internal Area
 44.64 sq m / 480 sq ft

Ground Floor
 Approximate Gross Internal Area
 54.21 sq m / 584 sq ft



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 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice
 © Fulham Performance



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

