



LESLIE & CO

SHAKESPEARE ROAD, HANWELL, LONDON, W7

Guide Price: **£500,000**



 Leslie & Co





About the property

What the owners love:

Our family home is a lovely cosy house with a sunny garden, on a really quiet and safe street. It's a fantastic location and has lots of potential to be a forever home.

Why we would buy this home:

This fantastic freehold home presents a real opportunity - there aren't many 3-bed houses available around this price point, particularly ones that offer a rare combination of rational value and emotional satisfaction.

Tucked away on Shakespeare Road, a name that evokes charm before you've even stepped through the door, it sits in the heart of Hanwell's ever-desirable Poet's Corner.

The house is in great condition, ready to move into, yet with just enough untapped potential to excite the imagination. It's tucked away on a quiet, leafy cul-de-sac where there's a genuine sense of community - something which cannot be engineered.

Key features

- Charming Freehold House
- Close to Elizabeth Line
- Quiet Leafy Street
- Chain-Free
- Lovely Sun-Trap Garden
- Close to Fantastic Parks & Green Spaces
- Front Garden / Driveway
- Abundance of Local Amenities
- Separate Garage
- Choice of Excellent Nurseries & Schools Nearby

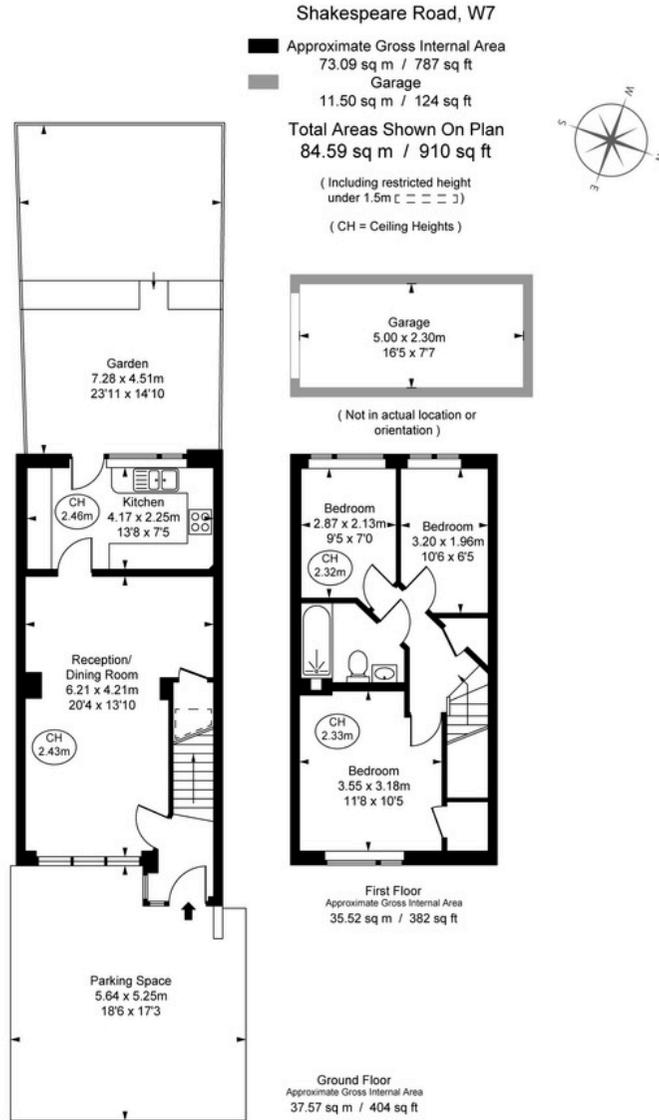
Material information

- Tenure - **Freehold**
- Council Tax - **Band D**
- Guide Price - **£500,000**



PAUL LESLIE

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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

