



  
LESLIE & CO

OLD TWELVE CLOSE, HANWELL, LONDON, W7

Guide Price: **£650,000**



 Leslie & Co









## About the property

What the owners love 🥰❤️

Old Twelve Close was our first family home, and we have made wonderful memories here. We loved the house from the second we walked in – bright, spacious and safe, it was all we were looking for in the search for our first home. We really enjoy spending our mornings around the breakfast bar, going for walks in the surrounding parks and being part of the community within Old Twelve Close.

What the agent says 🧑🏻💻

Welcome to Old Twelve Close, Hanwell! 🏡✨

Nestled in a charming gated development, this bright and beautiful 3-bedroom, 2-bathroom home is ready to become your perfect retreat. Built in 2005 and lovingly updated, it strikes the perfect balance between modern living and timeless comfort.



## Key features

- Three bedrooms
- Two bathrooms
- Downstairs WC
- Gated development
- Recently refurbished
- Driveway parking with potential scope for a second space
- Visitor parking
- Versatile outbuilding
- Built in 2005
- Scope for loft extension (STPP)
- Private, low-maintenance rear garden

## Material information

- Tenure - **Freehold**
- Council Tax - **Band E**
- Guide Price - **£650,000**

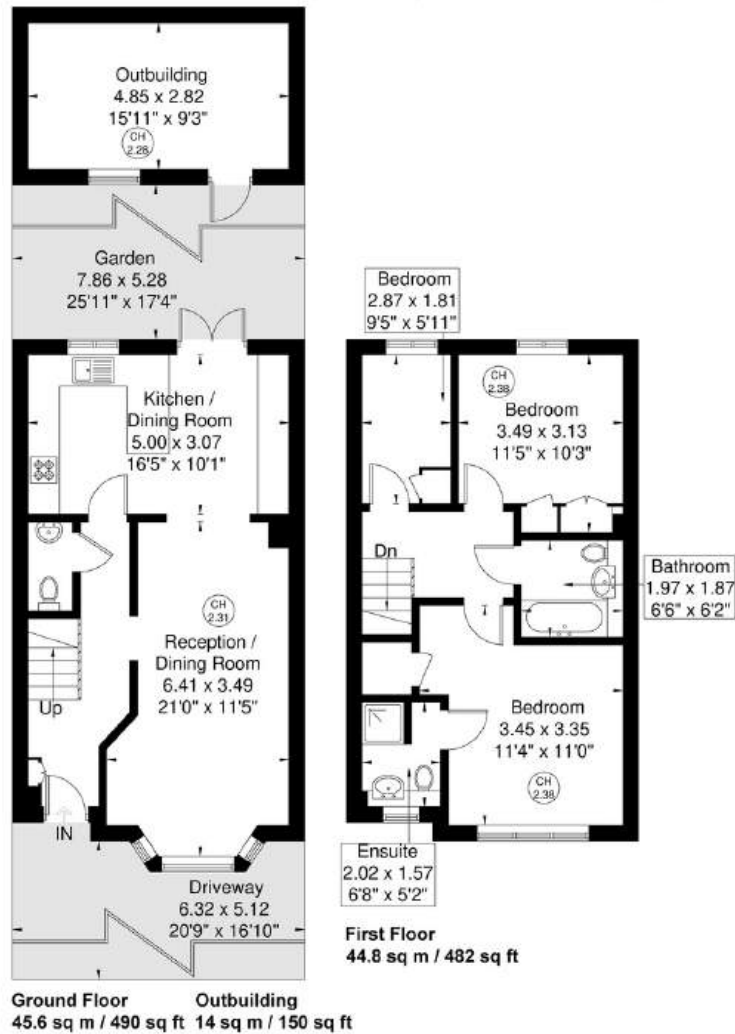


**PAUL LESLIE**

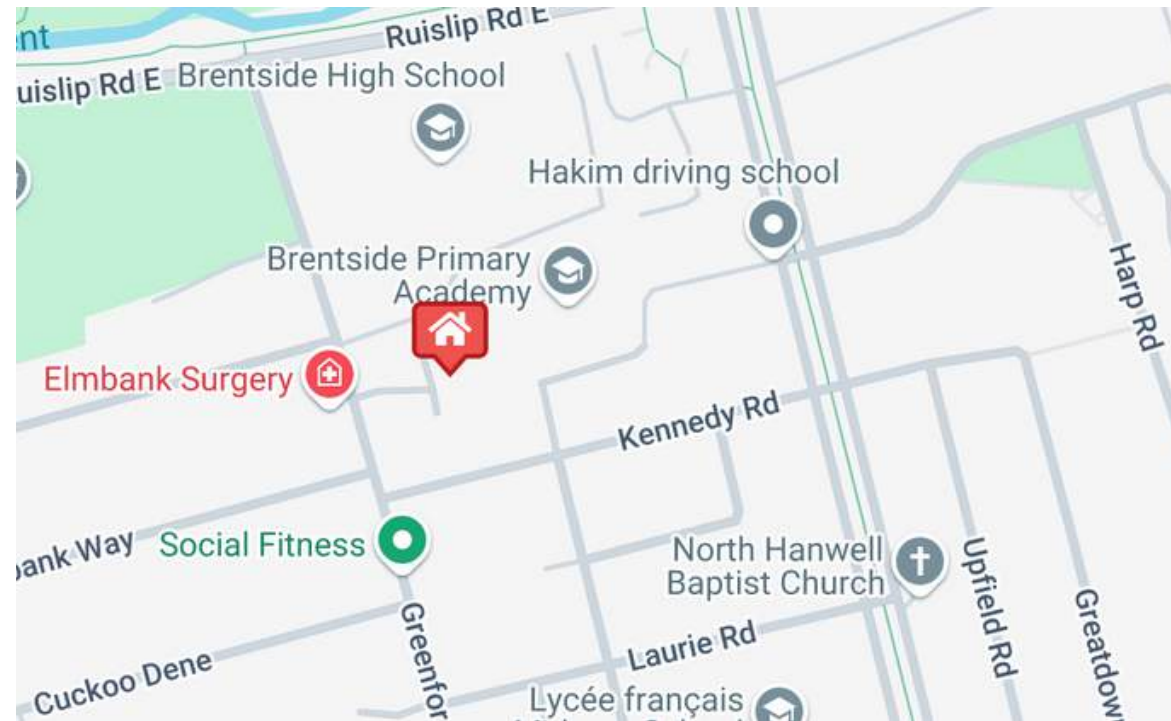
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### Old Twelve Close

Approximate Gross Internal Area = 90.4 sq m / 972 sq ft  
Outbuilding = 14 sq m / 150 sq ft  
Total = 104.4 sq m / 1122 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		90
(69-80)	<b>C</b>	76	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

