



PASSIONATE ABOUT PROPERTY

ELMBANK WAY, HANWELL, LONDON, W7

Guide Price: **£650,000**



 Leslie & Co





## About the property

This property has been a wonderful home in an ideal location. Extensive open parkland is accessible a few hundred yards away and have found it to be ideal for off lead dog walking, jogging or to view a surprising variety of wildlife.

A range of shops are a short walk up the road and the local Primary/Secondary schools are all excellent. There is a thriving, non-intrusive, Elmbank WhatsApp community and the street residents are welcoming and friendly.

A bonus is the area is very quiet, we have made many friends over the years and recently fibre optic cabling has been installed in the street. We can't believe how lucky we were to bring our three children up in our home and in this area. However, the birds have flown, and we must move on.

The fabulous Brent River Park is at the other end of the street. It has something for all the family, with over 5km of riverside walks, a zoo and butterfly house, a maze and a playpark for the kids.

## Key features

- Open Day 20th May 2023 - By appointment only
- 4 bedrooms and 2 Bathrooms
- Possibility to extend further (STPP)
- Loft conversion containing principal suite
- Galley kitchen with garden access
- Double glazed
- Gorgeous Garden
- Garage with separate access alley
- Superb School catchments
- Lovely living room with feature fireplace
- Separate dining room/second reception with access to garden
- Ground Floor W.C
- 0.5 miles to Castlebar Park Station



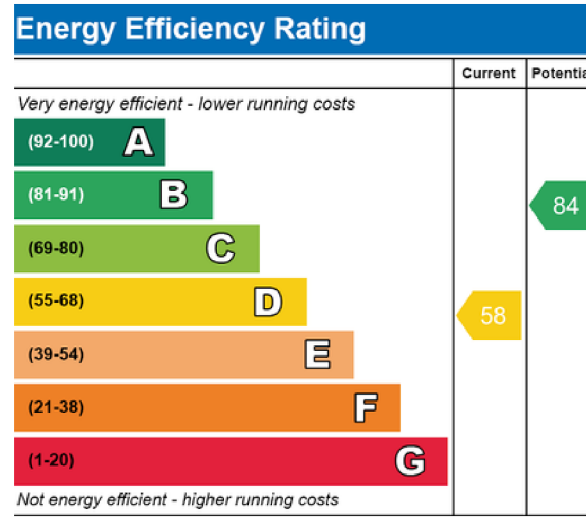
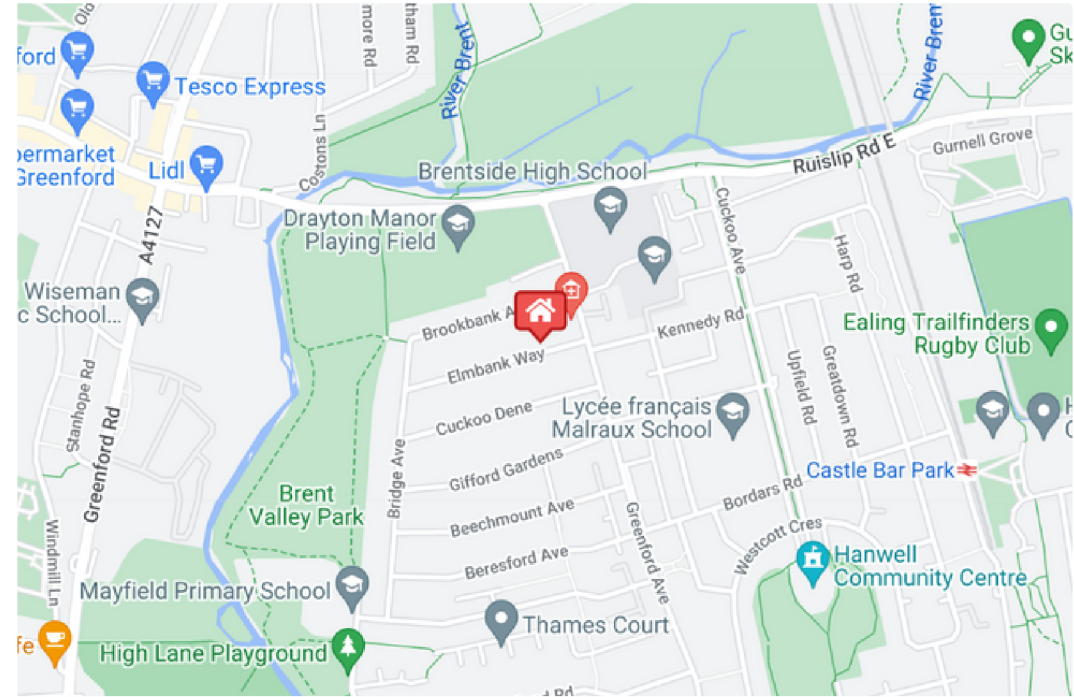
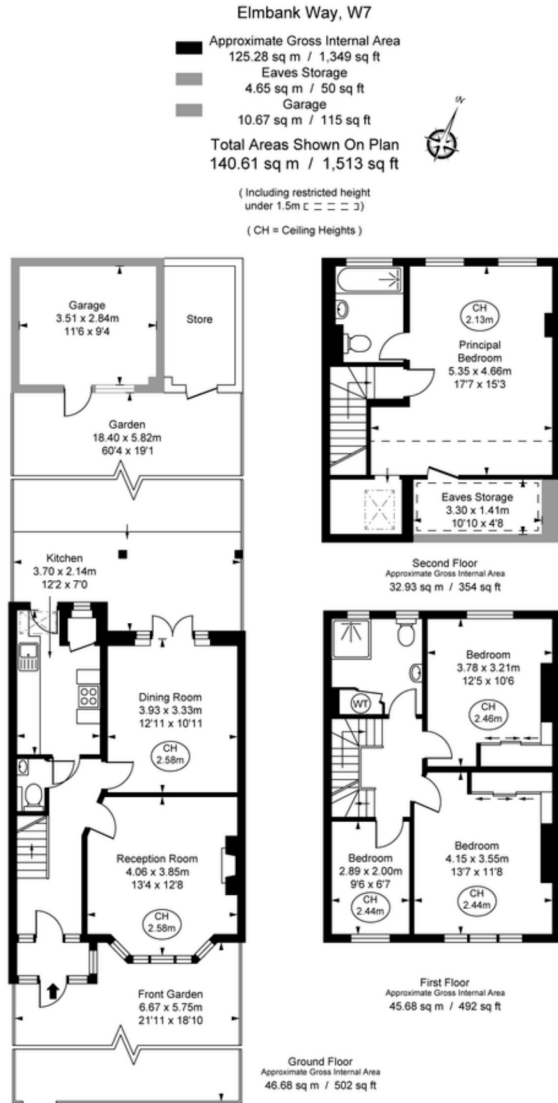
**PAUL LESLIE**

Director  
020 3488 6445  
07738 401 822  
paul@leslieandcompanyuk.com



**RACHEL WATTS**

Director  
020 3488 6445  
07527 594 528  
rachel@leslieandcompanyuk.com



The plan is not to scale. It is for guidance and not for valuation purposes. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. © Fulham Performance