



**Freehold / House - Terraced**

**5, Mallard Close**

**£579,950**

A superbly presented two bedroom, modern terraced house offering a peaceful, leafy rear outlook, good-sized garden and valuable off road parking space, in the heart of ever fashionable Old Hanwell.

- Modern terraced house
- Light and airy living room
- Smart fitted kitchen
- 2 double bedrooms
- Modern family sized bathroom
- Good sized low maintenance private garden
- Peaceful leafy open aspect to rear
- GCH&D/G
- Neutral decor, wood floors and fitted carpets
- Valuable off road parking space



**Freehold / House - Terraced**

# Mallard Close, W7 2PX

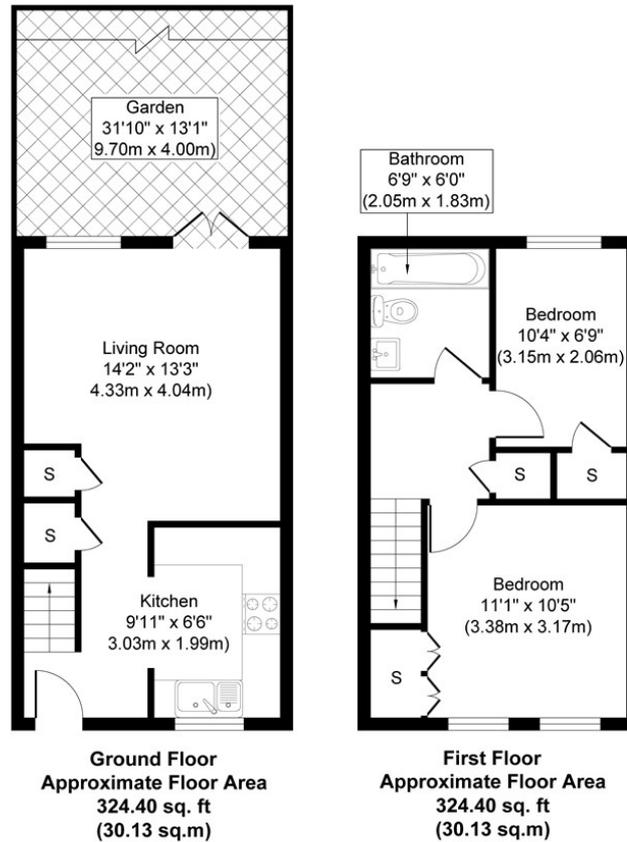
**£579,950**

A modern yet traditionally styled, terraced home (approx 20 yrs old) offering deceptively light and spacious living space throughout. It features a wide hallway, spacious, bright and airy, full width living room (with excellent storage) opening onto the garden and opening to the front, a very stylish well equipped fitted kitchen, with stone worktops. Upstairs are 2 double bedrooms (both with built in wardrobes) and a smart, modern family size bathroom with natural light and also excellent loft storage space. Outside there is a good sized, low maintenance garden (landscaped with 'easy grass' and a large summerhouse/storage shed/potential garden office) enjoying a sunny westerly aspect and an enviable leafy, un-overlooked aspect to the rear. At the front there is valuable driveway off-street parking (and ideal for installing an electric car charging point). Superbly presented throughout in a smart neutral decor, with wood floors and neutral fitted carpets, warmed by GCH and full double glazing. In our opinion, an ideal first home, or low maintenance investment to let.

Peacefully situated in this exclusive modern cul-de-sac development, just off St Margaret's Rd in the heart of ever fashionable 'Old Hanwell'. Moments from canal side walks (with access literally just along the road), the popular Fox public house, the well regarded St. Marks primary school along with local shops, eateries, and regular bus services on Boston and Uxbridge Rd's, providing speedy access to Ealing Broadway and Boston Manor Piccadilly line station, Hanwell Main Line station, with newly opened Elizabeth Line Crossrail link, is also within easy walking distance.



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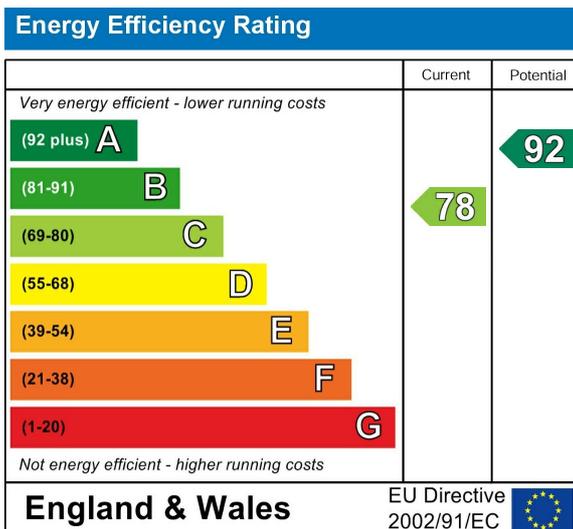
Approximate Gross Internal Floor Area 648.81 sq. ft / 60.27 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.