

ST MARGARETS ROAD, HANWELL

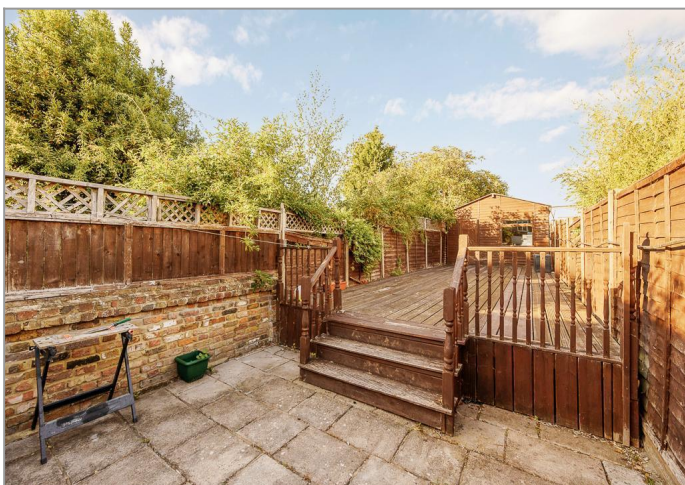


£650,000

Situated in the much sought-after 'Olde Hanwell' enclave, just moments from lovely waterside walks at the nearby confluence of the Grand Union Canal & River Brent, Tuffin & Wren are delighted to offer this deceptively spacious period property for sale. Whilst it would undoubtedly benefit from some modernisation now, this charming Victorian terrace does offer extended ground floor accommodation that features generous through reception rooms and a modern fitted kitchen/breakfast room, with 3 good-sized bedrooms and bathroom on the first floor. Other benefits include the large rear garden with a raised timber deck & summer house/garden room and no onward chain!

TUFFIN & WREN

Independent Estate Agents



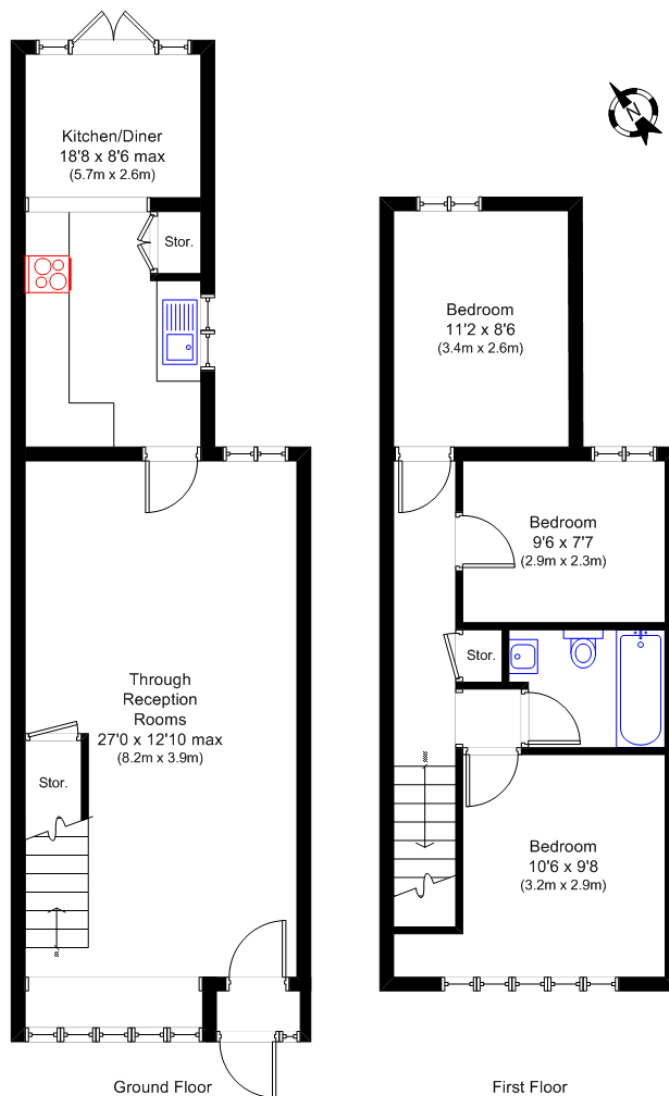
Further Information

For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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St Margarets Road, Hanwell W7

N.B. Not to Scale
(for illustration purposes only)

Approx Gross Internal Area:
910 sq ft (85 sq m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		