

WESTCOTT CRESCENT, HANWELL

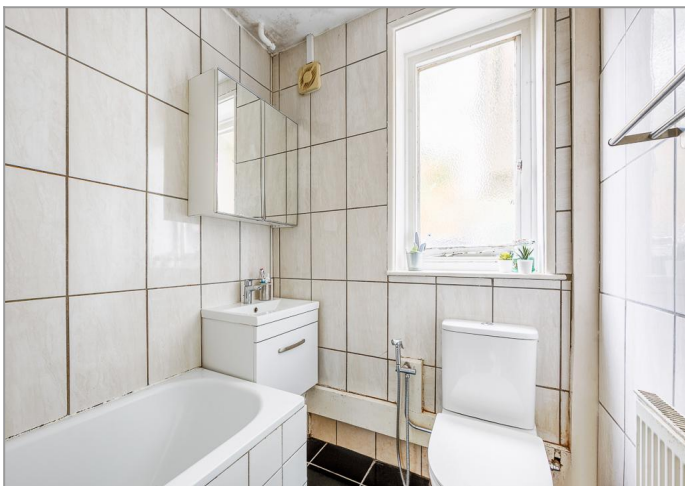


£525,000

Backing onto and with wonderful views across the open green spaces of Cuckoo Park, Tuffin & Wren are delighted to offer for sale this appealing, mid-terrace family home. Whilst it would undoubtedly now benefit from some cosmetic updating, it does boast light & spacious living accommodation situated in a most popular & convenient location. Features include; 3 good-sized first floor bedrooms, a generous living-dining room, modern fitted kitchen and a downstairs family bathroom & WC. Other benefits include the large rear garden, its close proximity to local shops, schools & transport links and is offered for sale with 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.

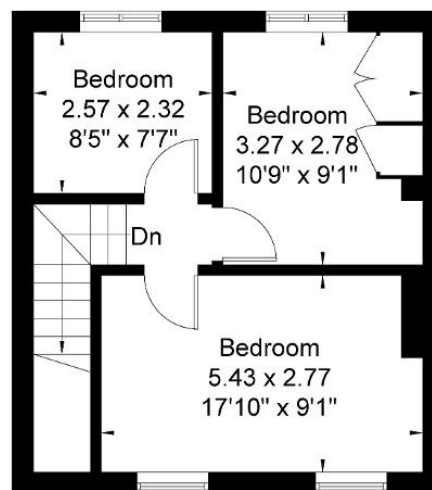
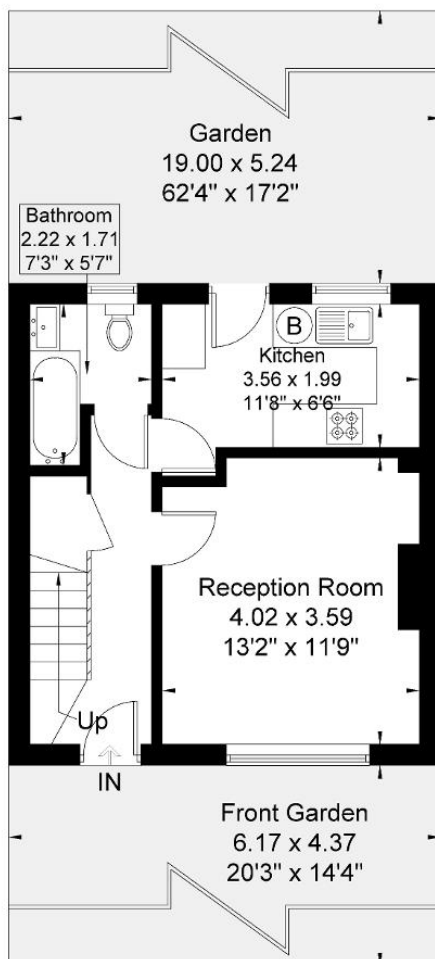
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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Approximate Gross Internal Area = 67.0 sq m / 721 sq ft



Ground Floor
33.5 sq m / 360 sq ft

First Floor
33.5 sq m / 360 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.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		