

WESTCOTT CRESCENT, HANWELL



£585,000

Enjoying uninterrupted views across Cuckoo Park, this attractive mid-terrace home offers light-filled, contemporary accommodation in a popular and convenient setting. The house has been thoughtfully extended, creating impressive open-plan living, dining spaces where the kitchen is seamlessly integrated and forms a natural hub of the home, perfect for everyday living and entertaining alike. A generous separate reception room provides additional flexibility and upstairs, there are two well-proportioned double bedrooms served by a luxuriously appointed bath and shower room. The westerly facing garden is a particular highlight, enjoying afternoon and evening sun and backing directly onto open parkland, creating a rare sense of space and privacy. A handy loft room and the valuable benefit of off-street parking further enhance the appeal. Well located for local shops, schools and transport links, this is a beautifully-presented home combining outlook, style and practicality.

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.

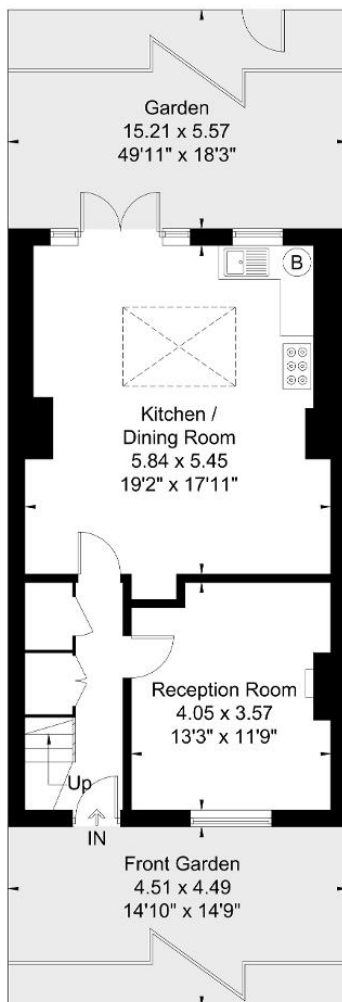
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Westcott Crescent

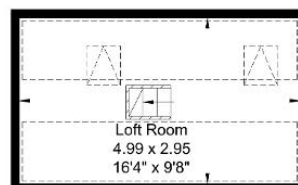
Approximate Gross Internal Area = 88.6 sq m / 953 sq ft

Loft / Reduced Headroom = 14.7 sq m / 158 sq ft

Total = 103.3 sq m / 1111 sq ft

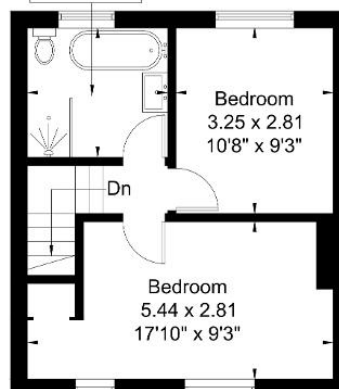


= Reduced headroom below 1.5m / 5'0"



Loft / Reduced Headroom
14.7 sq m / 158 sq ft

Bathroom
2.57 x 2.36
8'5" x 7'9"



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		