

## WOODVIEW HOUSE, THE FAIRWAY, HANWELL



£1,475,000

Set back from this highly-regarded residential road and quietly positioned within a private cul-de-sac overlooking the Brent Valley, this detached house occupies a notably private setting, defined by its open green outlook and sense of calm. Extending to well over 3,000 sq ft, the house is arranged over three floors, with a scale and layout that responds naturally to family life. Living spaces are generous, well connected and inherently flexible, adapting easily as needs evolve, whether for growing families, home working or more informal living. Outside, the landscaped garden, large patio and roof terrace provide a series of outdoor spaces that extend the house into its setting. These areas are well suited to everyday family use, from play and relaxation to entertaining, all framed by the verdant Brent Valley beyond. The result is a house of scale and quiet distinction, combining thoughtful design with a rare sense of privacy, and offering a compelling long-term home within a particularly well-positioned part of West London.

# 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](mailto: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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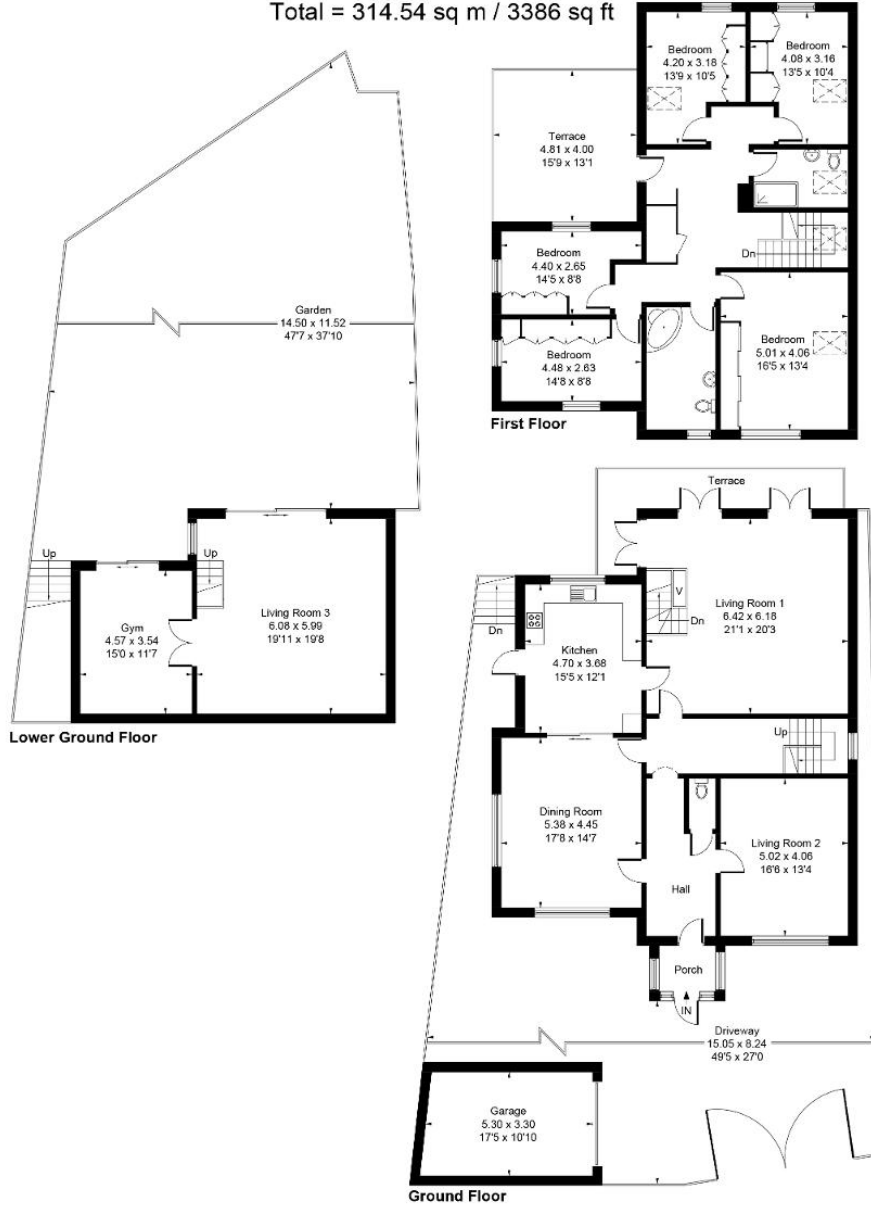
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Approximate Gross Internal Area (Excluding Void)

296.78 sq m / 3195 sq ft

Garage = 17.76 sq m / 191 sq ft

Total = 314.54 sq m / 3386 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	73 C	77 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Anti-Money Laundering Requirements

In accordance with the UK's Anti-Money Laundering Regulations, all prospective purchasers are required to complete identity verification and provide satisfactory evidence of source of funds prior to the progression of any transaction. Compliance with these requirements is mandatory and will be conducted on our behalf by Coadjute, our compliance partner. A one-off non-refundable fee of £45 + VAT is payable per applicant in respect of this verification process. Further details are available upon request.