

HIGH TREES COURT, 29 MANOR COURT ROAD, HANWELL



£475,000

Tuffin & Wren are delighted to offer this most impressive, purpose-built apartment set on the ground floor of a superbly located building in the highly sought after 'Golden Manor' enclave. The spacious, light-filled interior has been recently refurbished to a very high standard by the current owners and now boasts a cool, calm, contemporary interior that features generous, open-plan living/dining/kitchen spaces with a most stylish integrated kitchen area. Other benefits include the 2 double bedrooms, a luxurious fully-tiled bathroom, study/office/playroom, well-maintained communal gardens & grounds and the very handy gated off street parking & garage at the rear of the premises.

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.

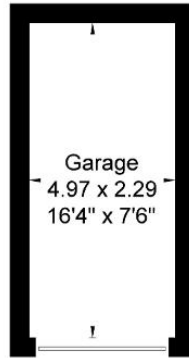
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

High Trees Court

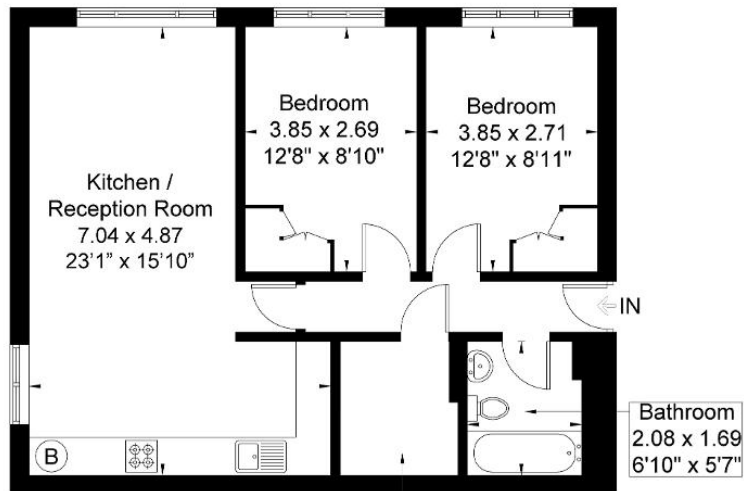
Approximate Gross Internal Area = 63.1 sq m / 679 sq ft

Garage = 11.4 sq m / 122 sq ft

Total = 74.5 sq m / 822 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

Study
2.06 x 1.83
6'8" x 6'0"

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		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		