

GREATDOWN ROAD, HANWELL



£525,000

Tuffin & Wren are delighted to offer for sale this appealing terrace family home that boasts light & spacious, extended living accommodation situated in this popular & convenient location. Whilst it would undoubtedly now benefit from some cosmetic updating, it does feature 3 good-sized bedrooms, separate reception room, a stylish kitchen/breakfast room that's partially open to the dining room extension. Other benefits include the modern family bathroom, separate utility room, a delightful, generous rear garden, the handy off street parking for numerous vehicles and is offered for sale with no onward chain!.

TUFFIN & WREN

Independent Estate Agents



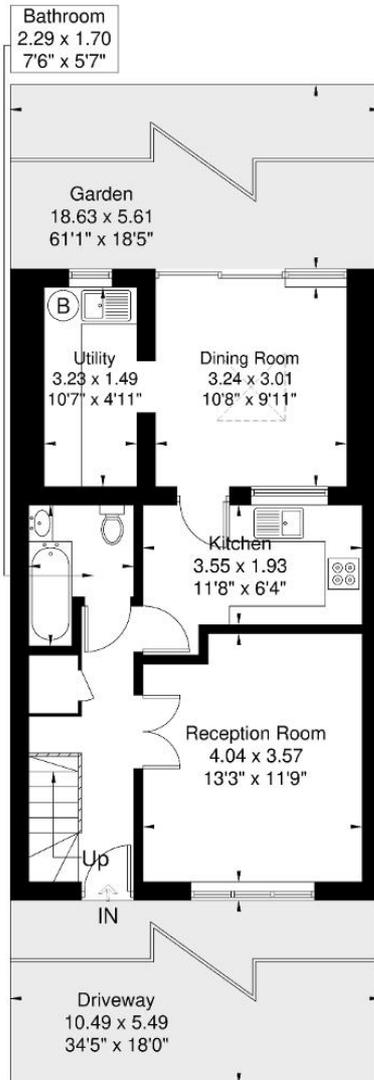
Further Information

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

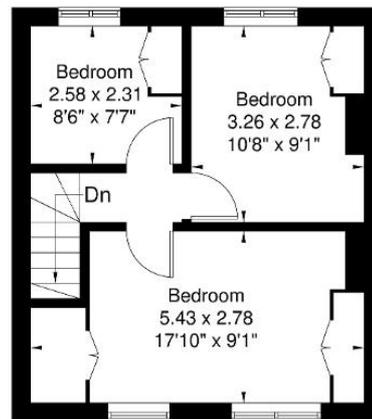
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Greatdown Road

Approximate Gross Internal Area = 85.5 sq m / 919 sq ft



Ground Floor
51.6 sq m / 555 sq ft



First Floor
33.9 sq m / 364 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |