

WESTVIEW CLOSE, HANWELL



£775,000

Tuffin & Wren are delighted to offer for sale a quite stunning, end-terrace family home tucked away in this quiet, yet very convenient cul-de-sac, overlooking the verdant Brent Valley. The property has been extended, extensively remodelled and refurbished and now boasts smart, bright and very stylish accommodation that simply must be seen! Features include 3 bedrooms, generous living spaces and a wonderfully integrated open-plan kitchen/dining room that leads out to a delightful south-westerly facing rear garden - just perfect for entertaining and/or dining 'al fresco'. Other benefits include the luxurious family bathroom, handy downstairs cloakroom and off street parking to front.

TUFFIN & WREN

Independent Estate Agents



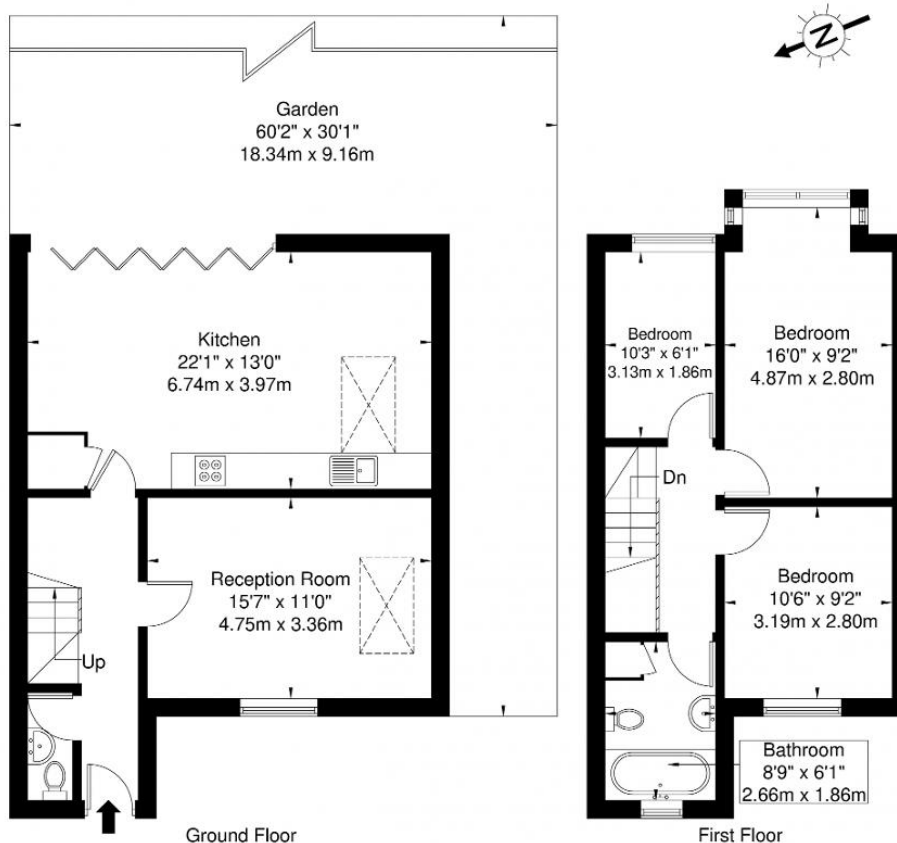
Further Information

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.

Westview, W7 3DZ

Approx. Gross Internal Area = 93.6 sq m / 1007 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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ENERGY PERFORMANCE RATING

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

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.