

CAMPBELL ROAD, HANWELL

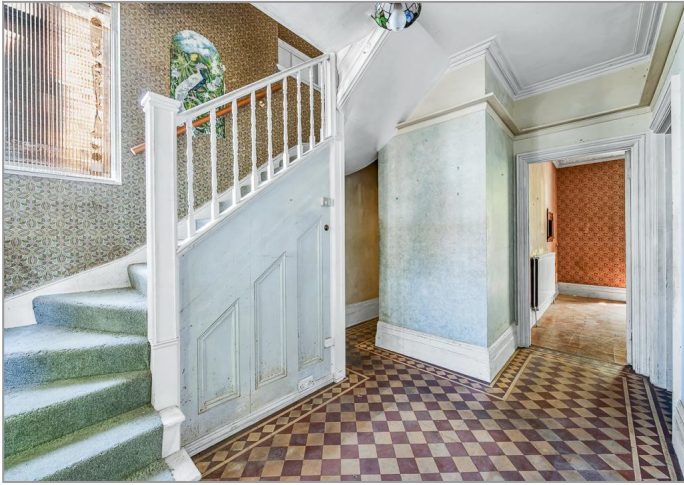


£1,200,000

Set in an idyllic position behind a large leafy front garden, this handsome Edwardian family residence sits just moments from local shops, parks, schools and Hanwell's Elizabeth line station. Step inside and its period credentials are immediately apparent, with lofty ceilings, original mouldings and a wonderfully generous entrance hall setting the tone. Four well-proportioned bedrooms, two large reception rooms and a huge loft room provide substantial existing accommodation, while the potential to extend, subject to the necessary consents, offers considerable scope to add value and create something truly special. Now vacant and offered with no onward chain, the property also benefits from a large, southerly-facing rear garden, with ample off street parking to its front. Put simply; this is a compelling blank canvas for the discerning purchaser seeking to create a larger, bespoke family home of genuine scale, character and potential in an exceptional Hanwell setting.

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.

Campbell Road

Approximate Gross Internal Area = 191.2 sq m / 2058 sq ft
 Eaves Storage / Reduced Headroom = 15.5 sq m / 167 sq ft
 Shed = 8.5 sq m / 91 sq ft
 Total = 215.2 sq m / 2316 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.
 © www.perspective.co.uk

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 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.