

WESTCOTT CRESCENT, HANWELL

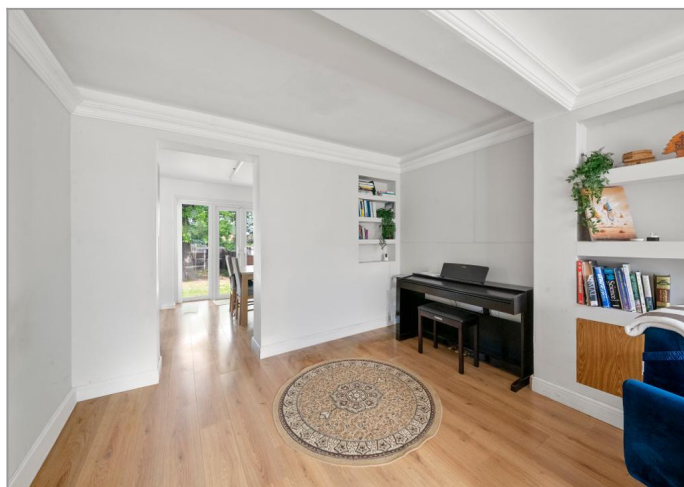
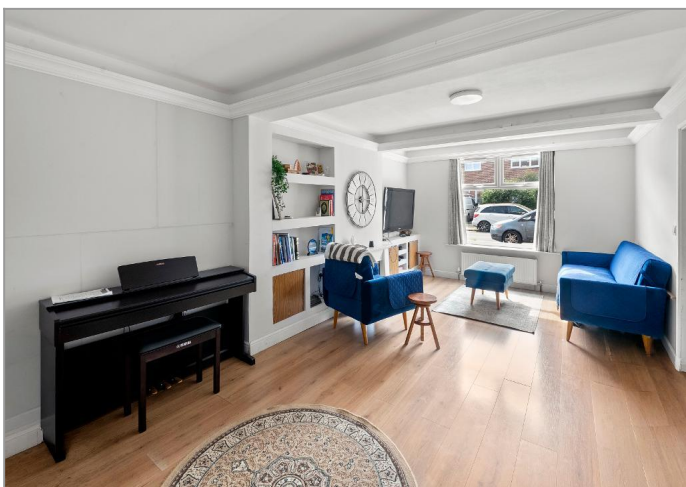


£585,000

Enjoying uninterrupted views across Cuckoo Park, this appealing end-of-terrace home offers light and spacious, contemporary accommodation within a popular and convenient conservation area. The house has been thoughtfully extended, creating a seamlessly integrated kitchen/dining room perfect for everyday living and entertaining alike. The generous reception rooms provide flexible, open-plan living spaces, there's a downstairs shower room and upstairs; three well-proportioned bedrooms and a smart en-suite shower room. Backing directly onto open parkland, the large southerly-facing garden is a particular highlight, providing excellent outdoor space that includes a versatile garden room, ideal as a gym or home office. A handy loft room and the added benefit of off-street parking further enhance its appeal. Well located for local shops, schools and transport links, this attractive home combines convenience, style and practicality, making it an excellent choice for a wide range of buyers.

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.

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Approximate Gross Internal Area = 85.96 sq m / 925 sq ft
Loft Space / Eaves = 30.07 sq m / 324 sq ft
Outbuilding = 18.98 sq m / 204 sq ft
Total = 135.01 sq m / 1453 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+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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.