

COWPER ROAD, HANWELL



£725,000

Tuffin & Wren are delighted to offer for sale this spacious, halls-adjointing Edwardian family home, ideally positioned within the sought-after 'Poets Corner' enclave, just moments from the Elizabeth Line, local shops, schools and celebrated green spaces. The property retains its original layout and offers three well-proportioned bedrooms, two generous separate reception rooms and a modern fitted kitchen/breakfast room. While already providing comfortable family accommodation, the potential to extend into the garden and spacious loft, subject to consents, offers considerable scope to add value and create a larger, bespoke family residence tailored to individual requirements. Further highlights include a first-floor family bathroom and a generous westerly facing rear garden. Now vacant and offered with no onward chain, this represents an increasingly rare opportunity to acquire a characterful period home and create something truly special in one of Hanwell's most desirable residential enclaves.

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.

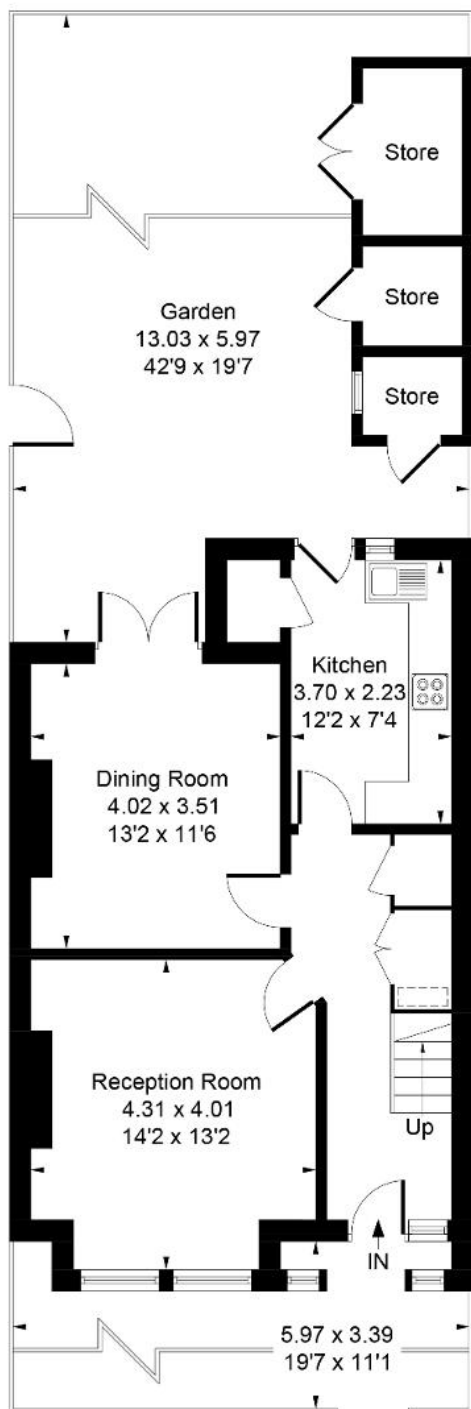
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Approximate Gross Internal Area = 105.44 sq m / 1135 sq ft

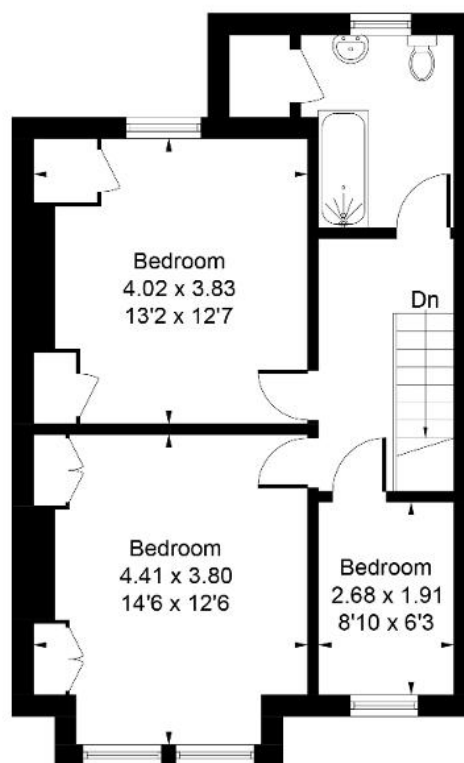
Stores = 7.21 sq m / 78 sq ft

Total = 112.65 sq m / 1213 sq ft



Ground Floor

= Reduced headroom below 1.5m / 5'0"



First Floor

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		84 B
69-80	C		
55-68	D	55 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.