

COWPER ROAD, HANWELL



£515,000

Situated on one of Hanwells premier roads Tuffin & Wren are delighted to offer for sale a substantial Victorian mid terrace family home in the highly regarded Drayton Manor/Hobayne School catchment. Features include:- 4 double bedrooms, a large formal reception room semi open plan with the spacious & stylish kitchen/diner and a luxurious first floor family bathroom. Further benefits include a good sized, landscaped rear garden, much of the original period detailing and in our opinion is not expected to remain on the market long.

The accommodation (with approximate measurements) comprises:

GROUND FLOOR

Hallway	Wooden floors, under stairs storage cupboard.
Reception 1	14' 3" x 12' 6" (4.35m x 3.83m) Front aspect sash window with French style shutters, ornate ceiling with relief mouldings, picture rail, wooden floors, bespoke book shelves with storage cupboards under, radiator.
Kitchen/diner	29' 3" x 11' 9" (8.93m x 3.6m) Max Eye and base level units with beech wood work surfaces, stainless steel sink and drainer with mixer tap, fitted gas hob with oven under and extractor over, stable door to garden, cupboard housing Worcester boiler, rear aspect window, space for fridge freezer, plumbing for washing machine, spot lights, wooden floors, French doors to garden, radiator, storage cupboard.

FIRST FLOOR

Landing	Front aspect sash window with French style shutters, radiator, spot lights, smoke alarm.
Bedroom 1	14' 1" x 13' 0" (4.3m x 3.97m) Stripped wooden floors, radiator, front aspect sash windows with French style shutters, Victorian style feature fire place, built in wardrobes, coved ceiling.
Bedroom 2	12' 1" x 9' 5" (3.7m x 2.89m) Rear aspect sash window, stripped wooden floors, coved ceiling, spots, radiator.
Bathroom	Cast iron roll top bath with Victorian style taps and shower over, low level W.C, pedestal wash hand basin, heated towel rail, stripped wooden floors, Victorian style feature fire place, rear aspect frosted sash window, coved ceiling, spot lights, part tiled walls.

SECOND FLOOR

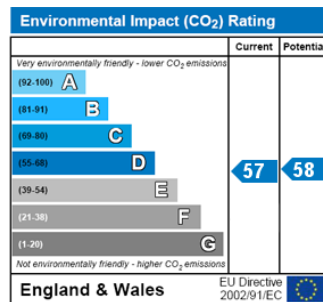
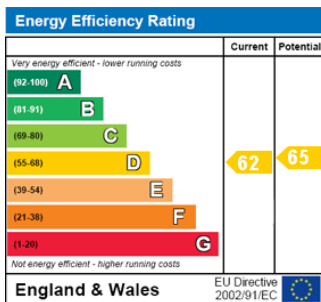
Bedroom 3	15' 2" x 10' 4" (4.64m x 3.17m) Wooden floors, rear aspect sash window, fitted wardrobes, spot lights, radiator.
Bedroom 4	15' 8" x 9' 1" (4.78m x 2.78m) Wooden floors, velux window x2, under eaves storage, radiator, spot lights.

EXTERIOR

Garden

Large decked area, lawn, mature trees and shrubs, shed, tap.

ENERGY PERFORMANCE RATING



TUFFIN & WREN

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Front Reception Room



Rear Reception Room



Stylish Kitchen



Bedroom 1



Bedroom 4



Further Information

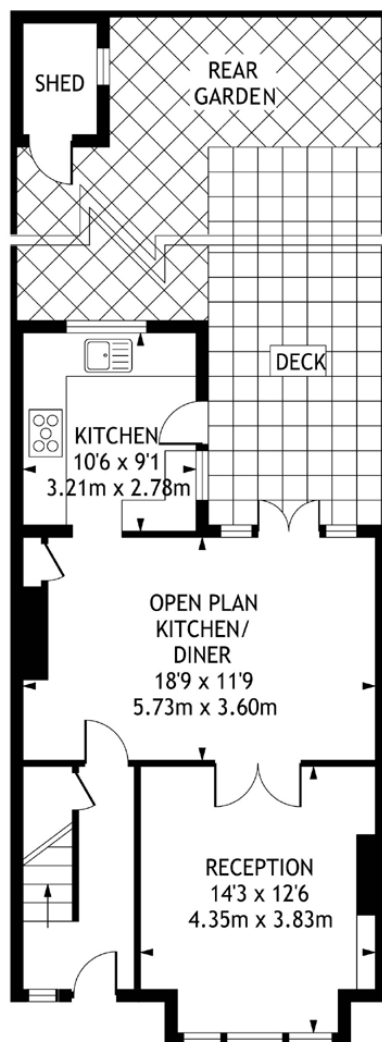
For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

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.

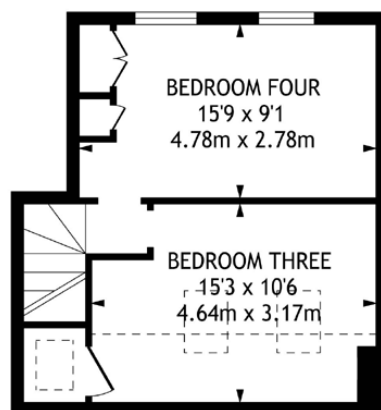
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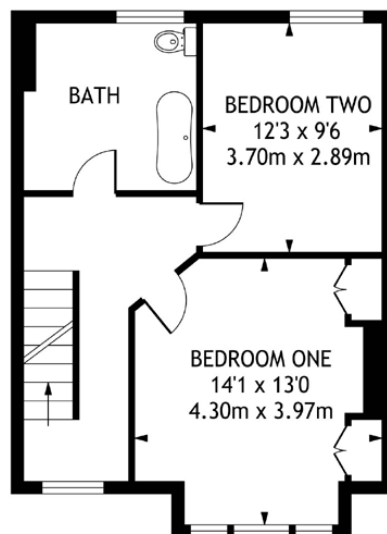
COWPER ROAD, HANWELL W7 1ES
APPROX. GROSS INTERNAL FLOOR AREA
1306 SQ FT / 121.36 SQ M



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Plan and Area for Identification Purposes Only.
Not to Scale.
Four Elements Property Marketing 2011.

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