

## TOWNHOLM CRESCENT, HANWELL



£649,950

Much improved by the present owners, Tuffin & Wren are delighted to offer for sale this superbly-presented family home situated in a quiet, yet convenient corner of the popular 'Old Hanwell' enclave. Features now include: 3 good-sized bedrooms, 2 separate reception rooms and a stylish fitted kitchen. The property is further enhanced by a modern first-floor family bathroom, a large westerly facing rear garden, handy off street parking and its proximity to both St Marks and Elthorne schools.



# 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](mailto: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 = 87.79 sq m / 945 sq ft  
(Excluding Store & Shed)



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 purchase.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		