

3 GLEBE COURT, CHURCH ROAD, HANWELL



£369,950

We are pleased to offer to the market this bright & spacious, recently refurbished ground floor maisonette, enviably located overlooking the Brent Lodge 'Bunny' Park in Hanwell's sought after Golden Manor enclave. The property is beautifully presented with a large living room, stunning integrated kitchen and a double bedroom. Other benefits include the luxurious bathroom, gas central heating, double glazing and own entrance/access to its own sections of front & rear gardens.

TUFFIN & WREN

Independent Estate Agents

Stunning Fitted Kitchen



Generous Living Room



Stylish Bathroom



Double Bedroom



Southerly Views Across Brent Lodge Park



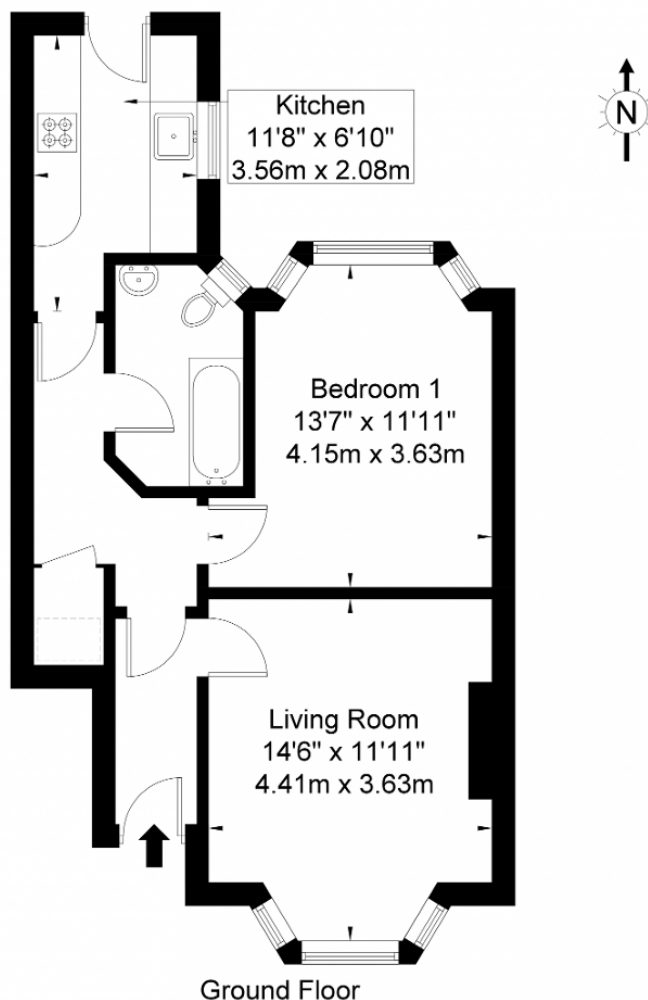
Further Information

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.

Glebe Court, W7 3BY

Approx. Gross Internal Area = 49.7 sq m / 534 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		69	79
		EU Directive 2002/91/EC	