

HARP ROAD, HANWELL



£639,950

Appealing semi-detached family home that boasts light & spacious, newly-refurbished & beautifully presented living accommodation situated in this popular & convenient location. Features include; 3 good sized bedrooms, through reception rooms, stylish integrated kitchen and a luxurious bath & shower room. Other benefits include its generous and private rear garden, handy garage with own driveway/off street parking and its close proximity to local shops, schools and transport links.

TUFFIN & WREN

Independent Estate Agents

Generous, Westerly Facing Garden



Room-Sized Entrance Hall



Through Reception Rooms



Through Reception Rooms



Stylish Fitted Kitchen



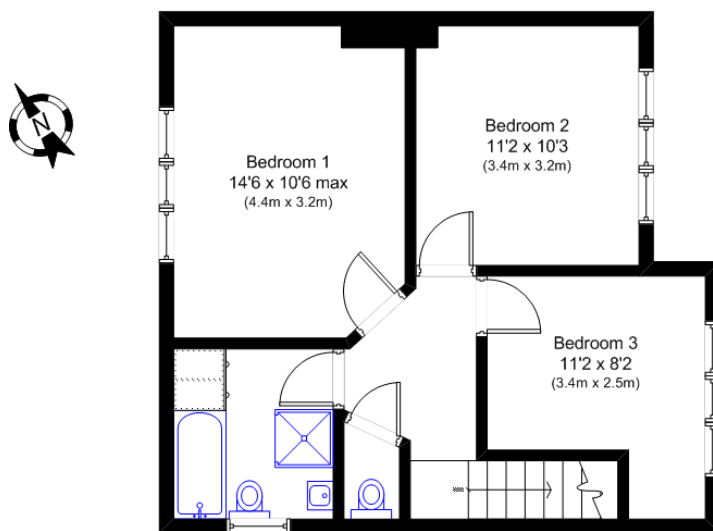
Further Information

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

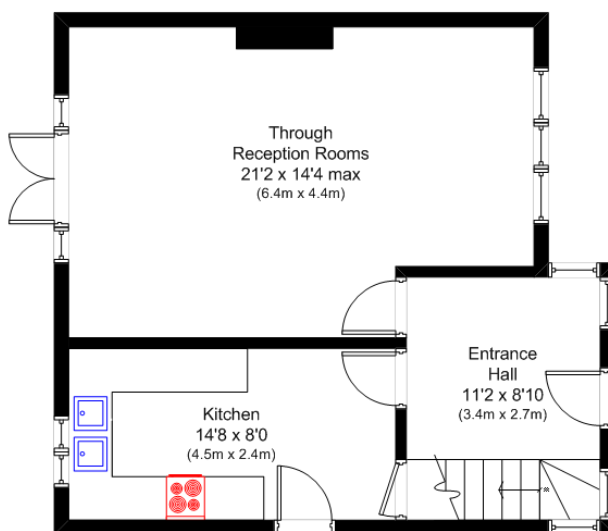
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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First Floor



Ground Floor

Harp Road, Hanwell W7

N.B. Not to Scale
(for illustration purposes only)

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		54	76
		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		46	70
		EU Directive 2002/91/EC	