

## FARM CLOSE, DORMERS WELLS



£499,950

Situated in this pleasant cul-de-sac location, overlooking the open green spaces of West Middlesex golf course and surrounds, Tuffin & Wren are delighted to offer this extended and well-presented, semi-detached family home for sale. Features include; 4 good-sized bedrooms with en-suite shower room to the principal bedroom, a modern fitted kitchen with large adjacent storage room and a very generous reception room overlooking the garden. The property also boasts a modern first-floor family bathroom, off street parking to front and is offered with the advantage of no onward chain!

# 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.



## Farm Close


Approximate Gross Internal Area = 116.8 sq m / 1257 sq ft

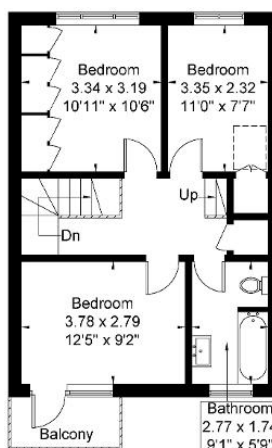
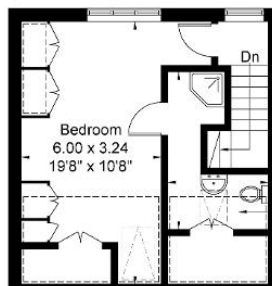
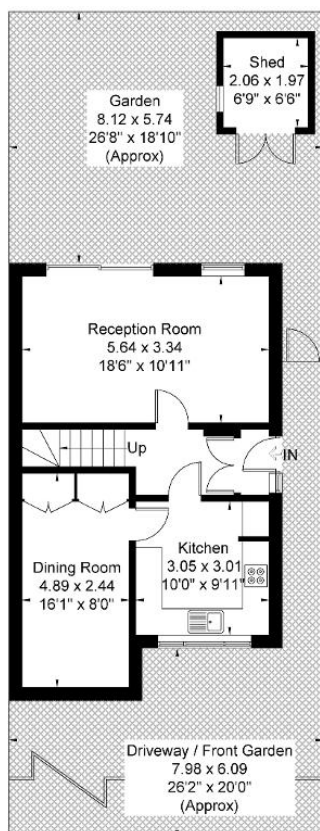
Reduced Headroom = 12.6 sq m / 135 sq ft

Shed = 4.0 sq m / 43 sq ft

Total = 133.4 sq m / 1436 sq ft



 = Reduced headroom below 1.5m / 5'0"



Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		