

## CUCKOO DENE, HANWELL



£425,000

Tuffin & Wren are delighted to offer to the market an exceptionally bright and spacious maisonette, set over the first floor of this appealing double-fronted property. The apartment boasts ample, generously proportioned living accommodation that includes; two double bedrooms, large living/dining room and a superb kitchen/breakfast room. The property is further enhanced by the modern bathroom, side access to its large, private rear garden, a very handy detached garage and a share of the freehold interest in the building.



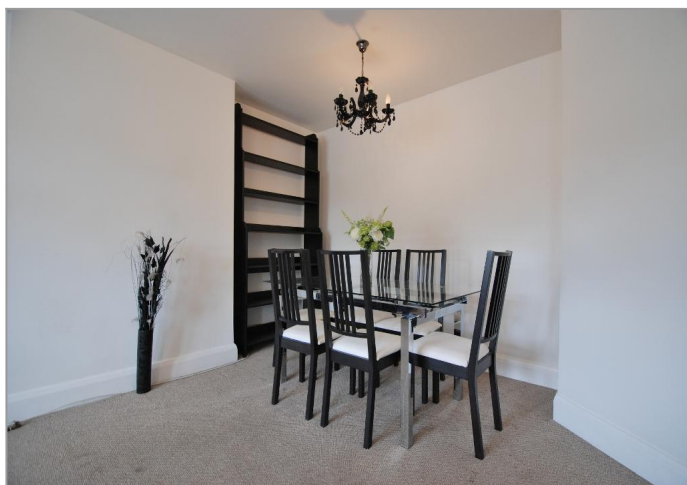
# TUFFIN & WREN

*Independent Estate Agents*

**Spacious Living/Dining Room**



**Dining Area**



**Stylish Kitchen/Breakfast Room**



**Master Bedroom**



**Own Rear Garden & Garage**



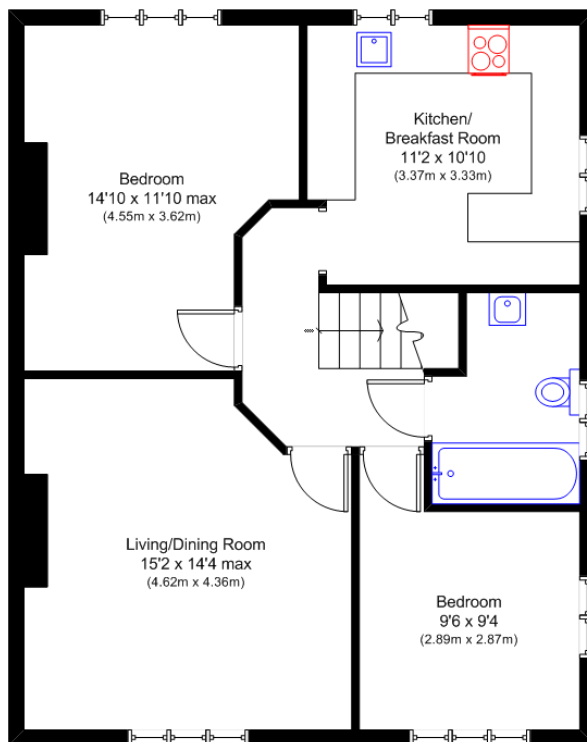
## Further Information

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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Independent Estate Agents



First Floor

Cuckoo Dene, Hanwell W7

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

Approx Gross Internal Area:  
730 sq ft (68 sq m)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC
	<b>80</b>
<b>66</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	EU Directive 2002/91/EC
	<b>82</b>
<b>63</b>	