

## THE HEATH, LOWER BOSTON ROAD



£395,000

Set back in this little known 'close', just moments from Hanwell's many amenities and green spaces, Tuffin & Wren are delighted to offer for sale a most bright and spacious, purpose-built maisonette. Boasting beautifully presented ground floor accommodation, the property features 2 bedrooms, a generous living/dining room and a modern fitted kitchen/breakfast room. Other benefits include the stylish shower room, ample built-in storage and direct access to it's own delightful rear garden. The property is offered with no onward chain!

# TUFFIN & WREN

*Independent Estate Agents*

**Generous Living/Dining Room**



**Delightful Own Rear Garden**



**Modern Fitted Kitchen/B'fast Room**



**Bedroom 1**



**Bedroom 2**



## Further Information

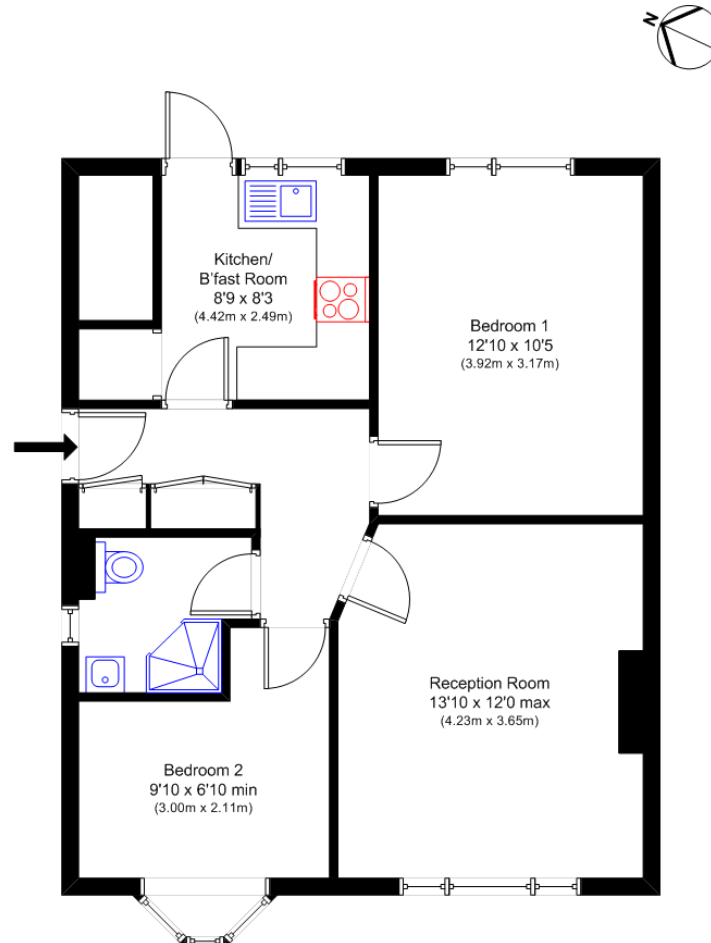
For more details please call us on **020 8840 0993** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

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.



# TUFFIN & WREN

Independent Estate Agents




Ground Floor

The Heath, Hanwell W7

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

Approx Gross Internal Area:  
600 sq ft (56 sq m)

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			
		56	68
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		45	59
England, Scotland & Wales		EU Directive 2002/91/EC	