

GREATDOWN ROAD, HANWELL



£439,950

Excellent opportunity to acquire a bright & spacious mid-terrace property, situated in this popular and convenient location close to shops, schools, stations and the open green spaces of Brent Valley & Cuckoo Parks. The deceptively spacious property features 2 double bedrooms, kitchen/breakfast room and a bright & airy separate reception room. Other benefits include the first-floor family bathroom, a huge rear garden with potential to extend, as well as create off street parking to front - subject to the usual consents of course.

TUFFIN & WREN

Independent Estate Agents

Generous Reception Room



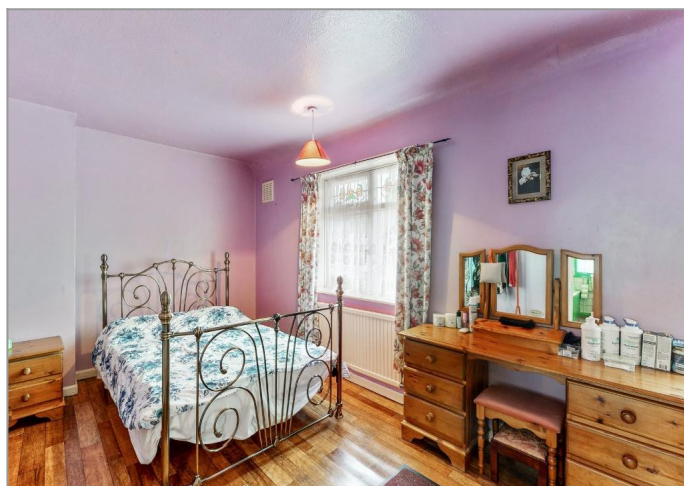
Reception Room - Alternative View



Kitchen/Breakfast Room



Principal Bedroom



Large Rear Garden



Further Information

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

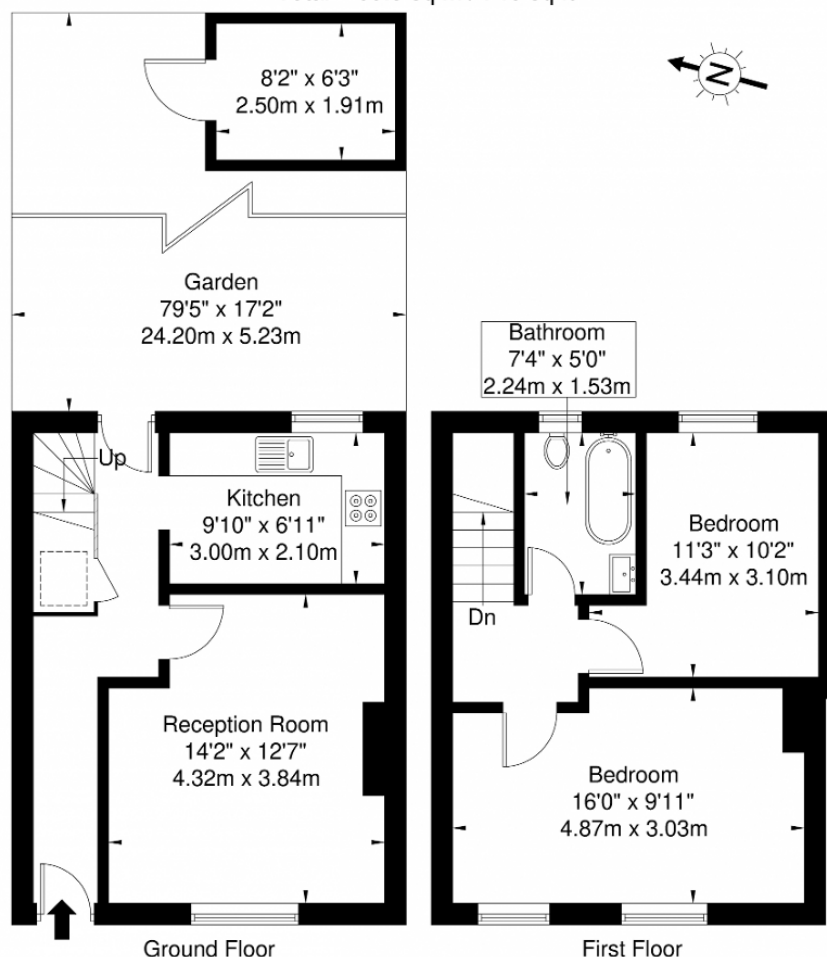
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Greatdown Road, W7 1JR

Approx. Gross Internal Area = 64.8 sq m / 697 sq ft

Outbuilding = 4.7 sq m / 50 sq ft

Total = 69.5 sq m / 748 sq ft



Ref

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**BLEU
PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		