

WESTVIEW CLOSE, HANWELL



£635,000

Tuffin & Wren are delighted to offer for sale a quite stunning, end-terrace family home tucked away in this quiet, yet very convenient cul-de-sac, overlooking the Brent Valley. The property has been extended, extensively remodelled and refurbished by the present owners and now boasts smart, bright and very stylish accommodation that simply must be seen! Features include 3 bedrooms, generous living spaces and a wonderful, integrated kitchen/dining room. Other benefits include the stylish family bathroom, a delightful south-westerly facing rear garden and handy off street parking to front.

TUFFIN & WREN

Independent Estate Agents

Generous Reception Room



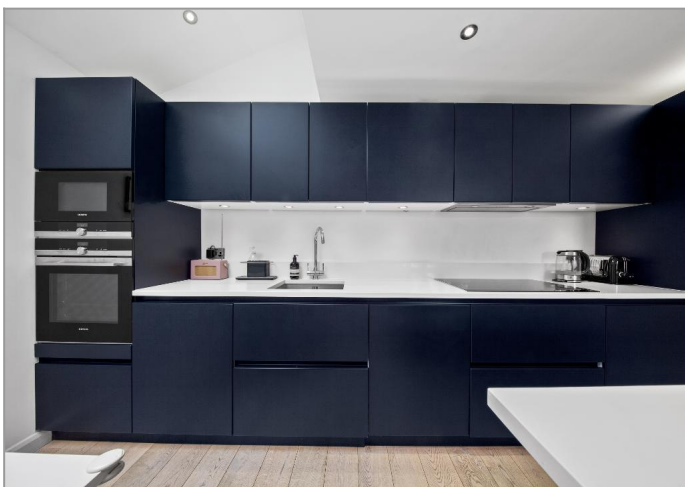
Kitchen/Dining - Alternative View



Delightful South-Westerly Facing Garden



Stylish, Integrated Kitchen Area



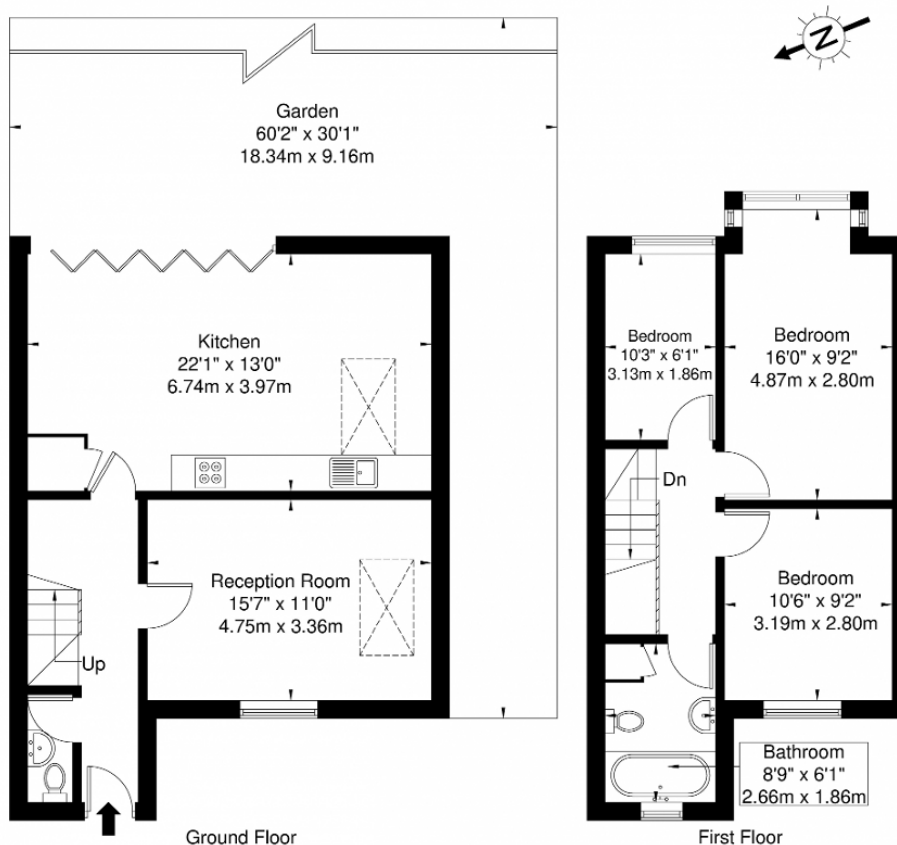
Further Information

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.

Westview, W7 3DZ

Approx. Gross Internal Area = 93.6 sq m / 1007 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		