

## NIGHTINGALE ROAD, HANWELL



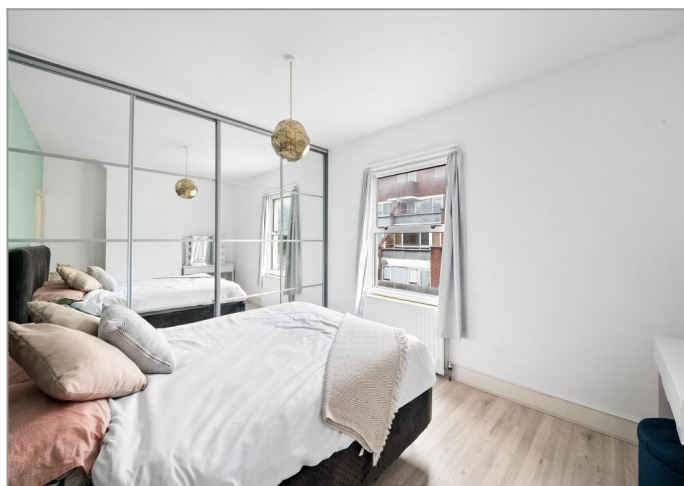
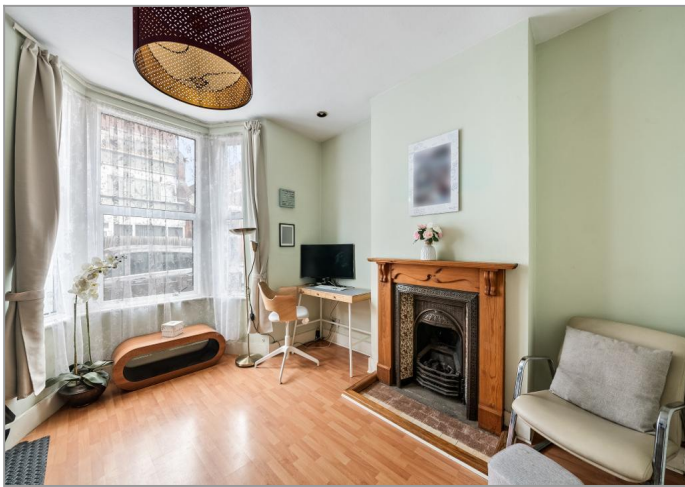
£599,950

A rare opportunity to purchase one of these charming Victorian cottages, tucked away in a quiet cul de sac and just moments from Hanwell's Elizabeth line station & surrounding amenities. The characterful property offers deceptively spacious accommodation that features 2 double bedrooms, 2 separate reception rooms and a stylish modern fitted kitchen. The property is further enhanced by its handy downstairs bathroom & WC, a delightful, southerly facing rear garden and is offered for sale at a competitive price and with no onward chain!



# TUFFIN & WREN

*Independent Estate Agents*



## Further Information

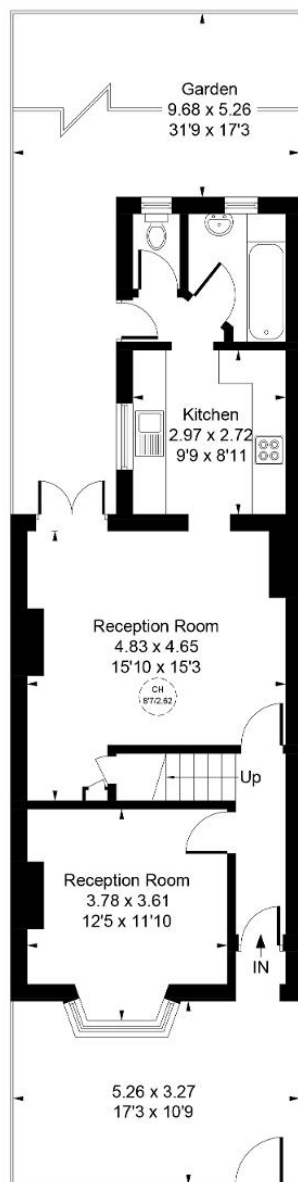
For more details please call us on **020 8840 0993** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

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.

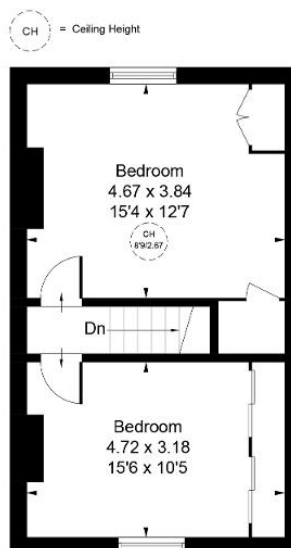
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Approximate Gross Internal Area  
91.8 sq m / 988 sq ft



**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		