

## CUCKOO LANE, HANWELL



£925,000

Situated in this prime Hanwell location, Tuffin & Wren are privileged to offer to the market a most bright and spacious, semi-detached family home. The property now boasts extended, generously proportioned and beautifully presented living accommodation that features; a wonderful room-sized entrance hall, large separate reception room, 3 good-sized bedrooms and a superb open-plan kitchen/dining room. Other benefits include the luxurious family bathroom, study/office, utility room, downstairs cloakroom/WC and is further enhanced by very generous, southerly facing rear gardens and handy off street parking for multiple vehicles to the front.



# TUFFIN & WREN

*Independent Estate Agents*

**Wonderful Room-Sized Entrance Hall**



**Large Separate Reception Room**



**Superb Open-Plan Kitchen/Dining Space**



**Stylish Integrated Kitchen Area**



**Generous Southerly Facing Garden**



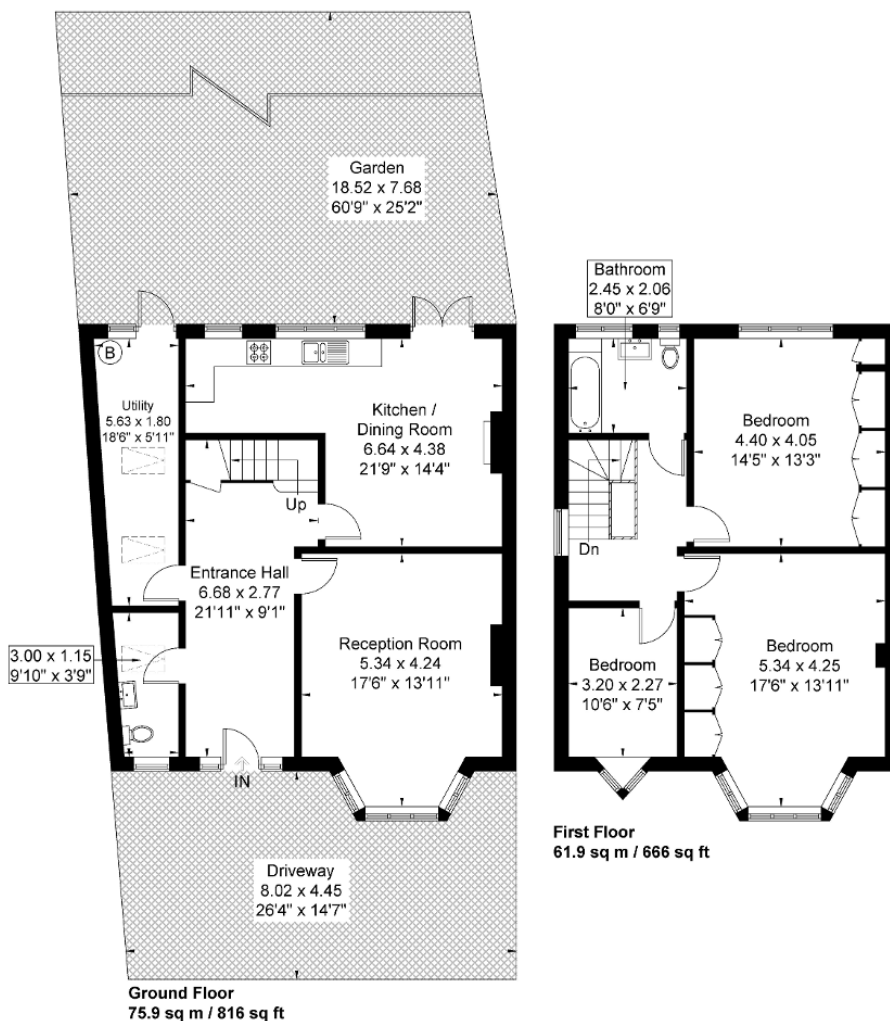
## Further Information

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.

## Cuckoo Lane

Approximate Gross Internal Area = 137.8 sq m / 1482 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.  
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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	63   D	
39-54	E		
21-38	F		
1-20	G		