

WESTCOTT CRESCENT, HANWELL



£699,950

Tuffin & Wren are delighted to offer for sale this most appealing, extended family home that now boasts light & spacious, contemporary styled & beautifully presented living accommodation situated in this popular & convenient location. Features include; impressive open-plan living/dining/kitchen spaces with stylish integrated kitchen/breakfast area and heated herringbone floors throughout. The principal bedroom boasts an en-suite shower room and wonderful views across Cuckoo Park from its balcony and there's 3 further first-floor bedrooms too. Other benefits include; a luxuriously appointed family bathroom, handy downstairs WC, a generous, south-westerly facing landscaped rear garden and off-street parking potential (as a dropped curb has already applied for). The property is also close to local shops, schools and transport links and is now vacant and therefore, offered for sale 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.

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.


Westcott Crescent

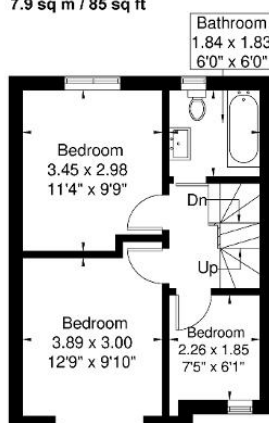
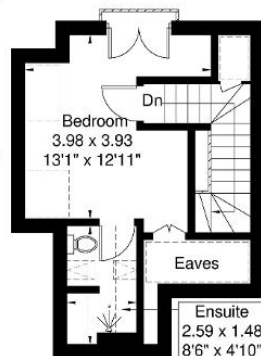
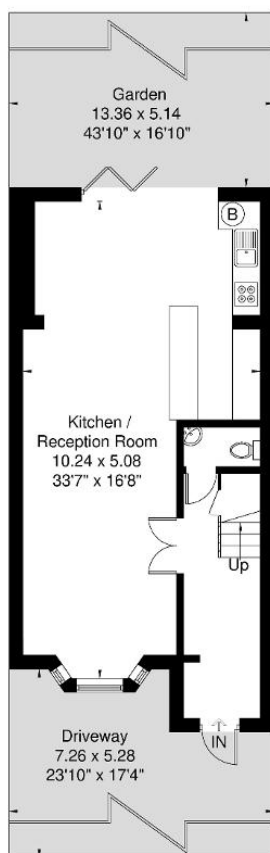
Approximate Gross Internal Area = 107.3 sq m / 1154 sq ft

Reduced Headroom = 7.9 sq m / 85 sq ft

Total = 115.2 sq m / 1239 sq ft



 = Reduced headroom below 1.5m / 5'0"



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		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		