

## CUCKOO AVENUE, HANWELL



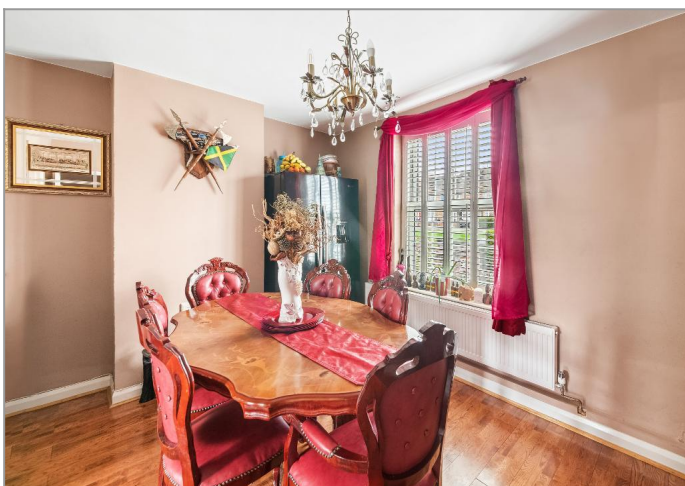
£575,000

Tuffin & Wren are delighted to offer for sale this appealing end-terrace family home that now boasts light-filled, contemporary styled & beautifully presented living accommodation situated in this popular & convenient location. Features include; 3 good-sized bedrooms, 2 through reception rooms and a separate and very stylish fitted kitchen. Other benefits include the modern first-floor family bathroom, a generous rear garden (with side access) and its close proximity to local shops, schools and transport links.



# TUFFIN & WREN

*Independent Estate Agents*



## Further Information

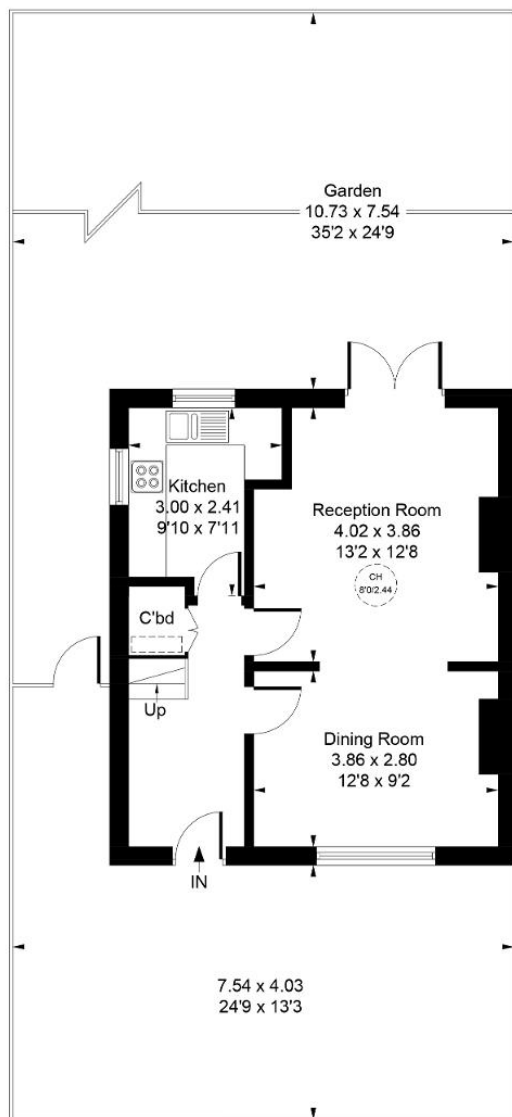
For more details please call us on **020 8840 0993** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

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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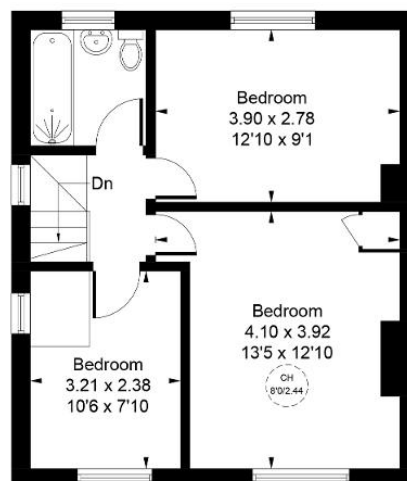
Approximate Gross Internal Area = 83.09 sq m / 894 sq ft



**Ground Floor**

CH = Ceiling Height

Reduced headroom below 1.5m / 5'0



**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	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		