

## WESTCOTT CRESCENT, HANWELL



£599,950

Appealing, end terrace family home that now boasts light & spacious, contemporary styled & beautifully presented living accommodation situated in this popular & convenient location. Features include; 3 good-sized bedrooms, through reception rooms, stylish kitchen/breakfast room and a modern fully-tiled family bathroom. Other benefits include a superb first-floor shower room, its generous, south-westerly facing rear garden, handy garage and off street parking 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).

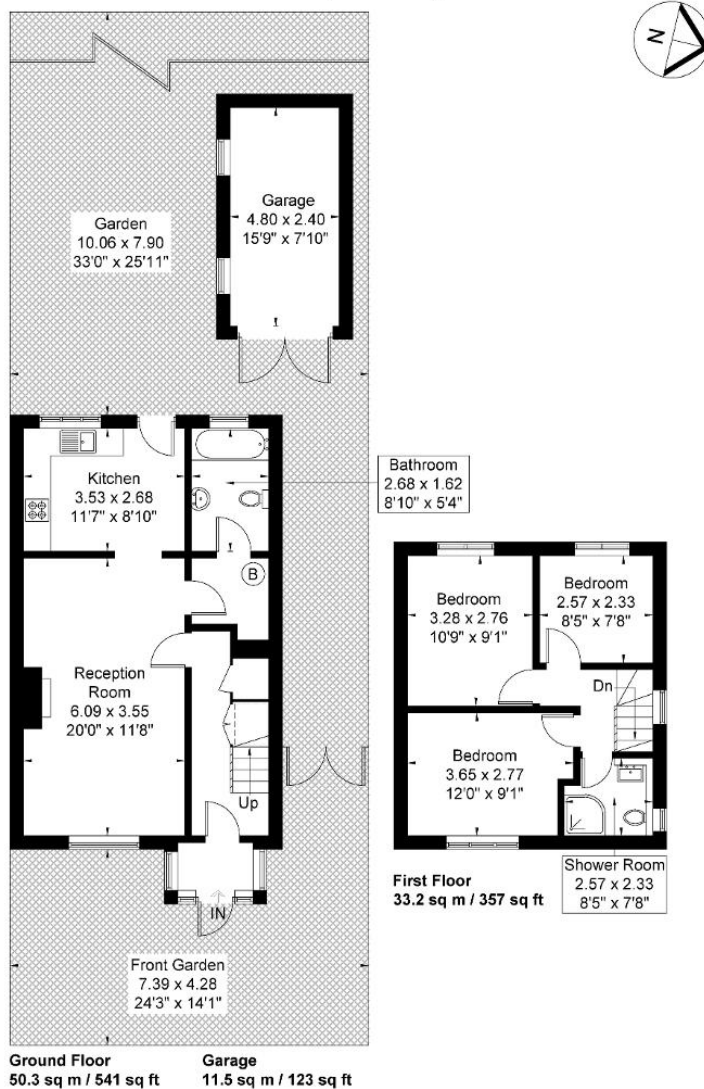
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

## Westcott Crescent

Approximate Gross Internal Area = 83.5 sq m / 898 sq ft

Garage = 11.5 sq m / 123 sq ft

Total = 95 sq m / 1021 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		85   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		