

## DRAYTON BRIDGE ROAD, HANWELL

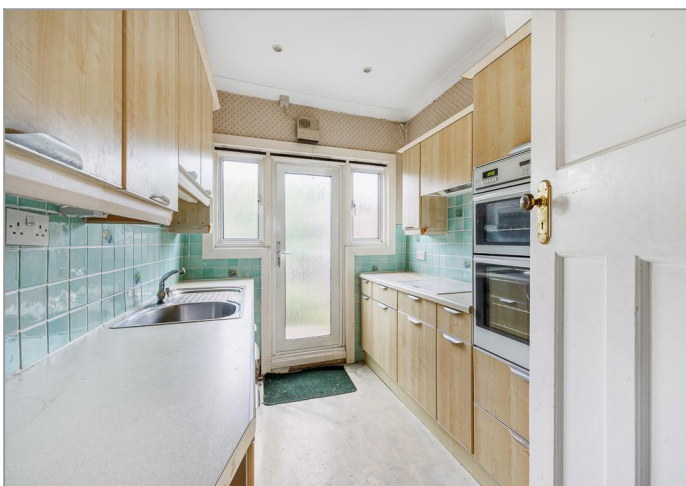


£599,950

Tuffin & Wren are delighted to offer for sale this appealing end-terrace family home, conveniently situated close to many amenities. And whilst it would undoubtedly benefit from some modernisation, it does offer the discerning purchaser an increasingly rare opportunity to extend and refurbish a property to their very own specification. However, the accommodation does feature; 3 bedrooms and a family bathroom on the upper floor, together with 2 separate reception rooms and a fitted kitchen on the ground floor. The property is further enhanced by its large southerly facing rear garden, it is competitively priced and offered for sale with no onward chain and therefore, in our opinion, not expected to remain on the market for very long!

# 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).

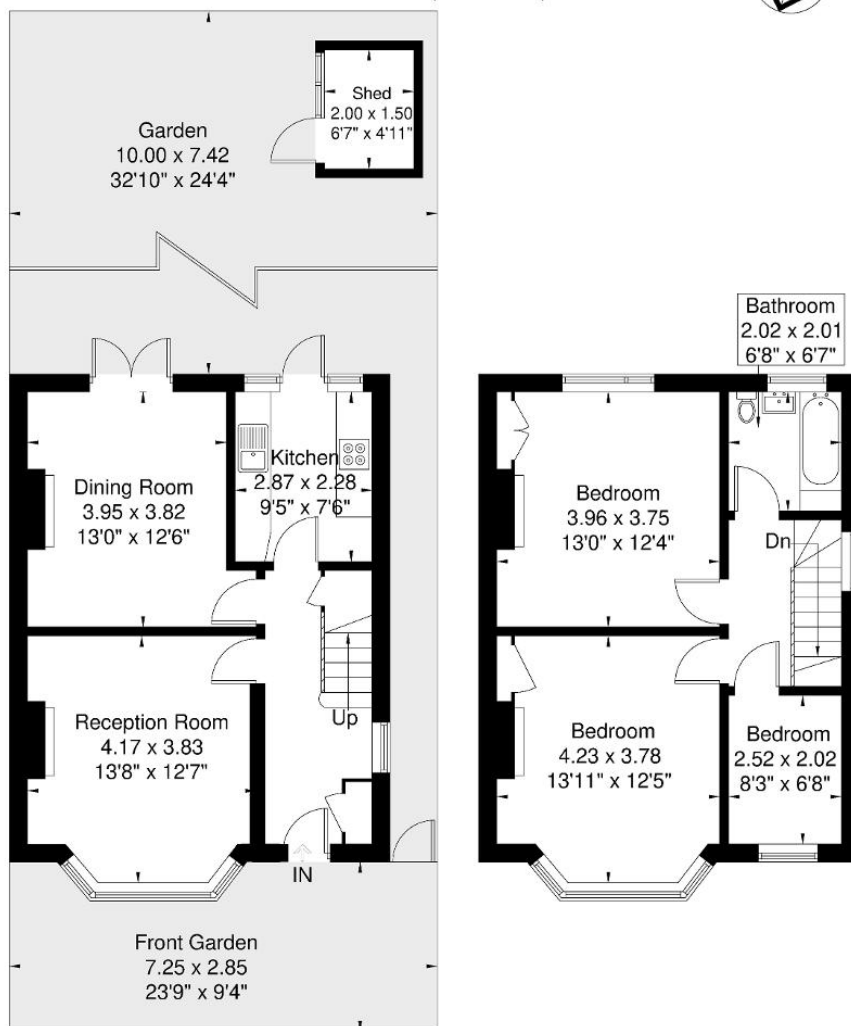
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

## Drayton Bridge Road

Approximate Gross Internal Area = 91.2 sq m / 981 sq ft

Shed = 3 sq m / 32 sq ft

Total = 94.2 sq m / 1013 sq ft



### Ground Floor

45.6 sq m / 490 sq ft

### Shed

3 sq m / 32 sq ft

### First Floor

45.6 sq m / 490 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		