

## OAK COTTAGES, GREEN LANE, HANWELL



£649,950

A rare opportunity to purchase one of these charming Victorian cottages, tucked away in a quiet cul de sac just moments from lovely waterside walks at the nearby confluence of the Grand Union Canal and River Brent. The characterful property offers deceptively spacious, extended accommodation that features generous through reception rooms and a stylish modern fitted kitchen. The property is further enhanced by its 2 double bedrooms, handy downstairs bathroom & WC and a generous, delightfully secluded westerly facing garden.

# TUFFIN & WREN

*Independent Estate Agents*



## Further Information

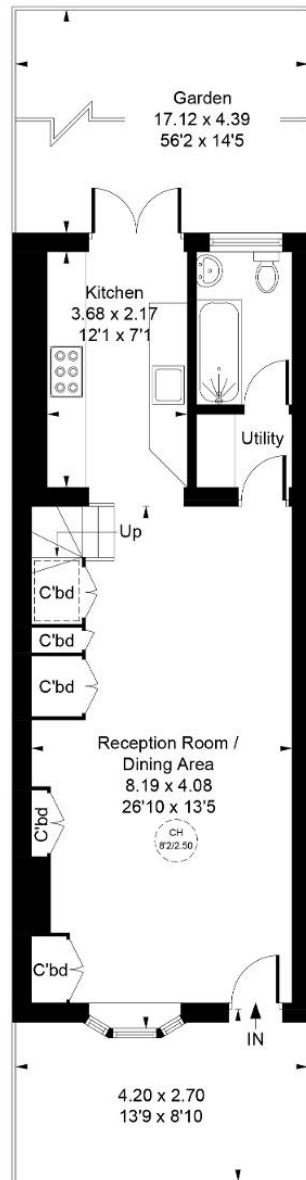
For more details please call us on **020 8840 0993** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

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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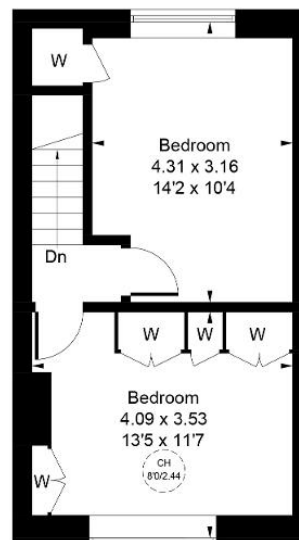
Approximate Gross Internal Area = 80.16 sq m / 863 sq ft



**Ground Floor**

= Reduced headroom below 1.5m / 5'0"

= Ceiling Height



**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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		42	62
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		37	55
EU Directive 2002/91/EC			