

BORDARS ROAD, HANWELL



£499,950

Tuffin & Wren are delighted to offer for sale this appealing end-terrace corner house that now boasts light and spacious, contemporary styled and beautifully presented living accommodation situated in this popular & convenient location. Features include; two good-sized bedrooms, a wonderful open-plan living/kitchen/dining room complete with a superb, modern fitted kitchen/breakfast area. Other benefits include an en-suite shower to the principal bedroom, the first-floor family bathroom, a generous southerly facing rear garden and its close proximity to local shops, schools and transport links.

TUFFIN & WREN

Independent Estate Agents



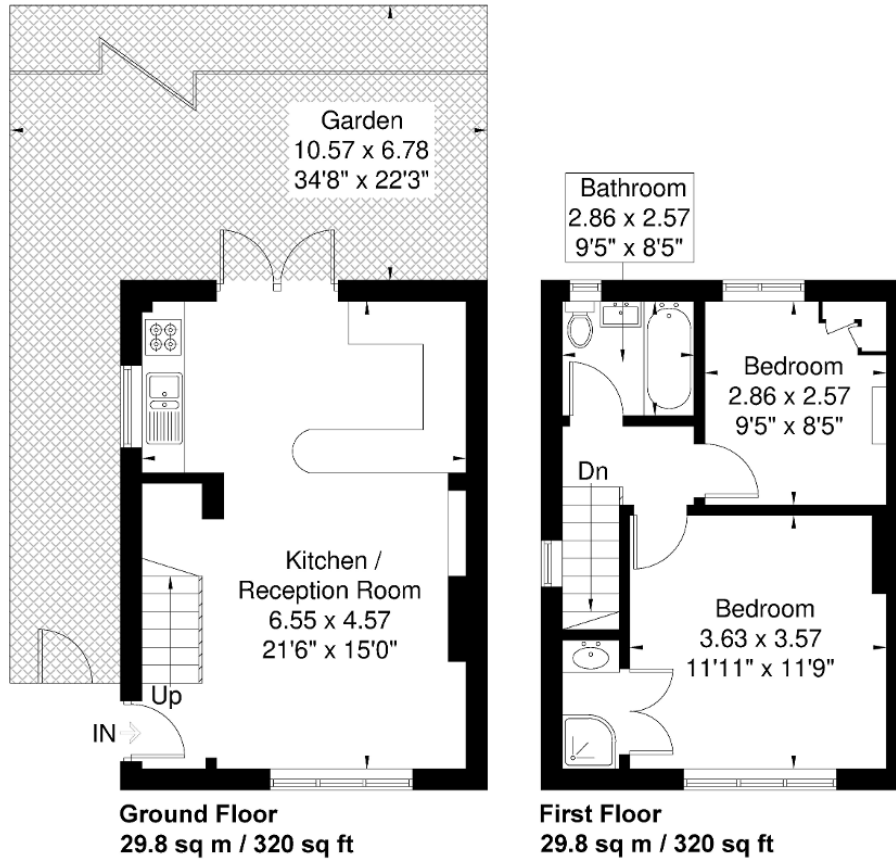
Further Information

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

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 = 59.6 sq m / 640 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 PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Anti-Money Laundering Requirements

In accordance with the UK's Anti-Money Laundering Regulations, all prospective purchasers are required to complete identity verification and provide satisfactory evidence of source of funds prior to the progression of any transaction. Compliance with these requirements is mandatory and will be conducted on our behalf by Coadjute, our compliance partner. A one-off non-refundable fee of £45 + VAT is payable per applicant in respect of this verification process. Further details are available upon request.