

## CLAIRVILLE GARDENS, HANWELL



£635,000

A rare opportunity to purchase one of these charming Victorian terraces, tucked away in a quiet cul-de-sac just moments from shops, stations, schools and parks. The characterful property offers deceptively spacious accommodation that whilst undoubtedly would benefit from some modernisation, it does offer the discerning purchaser an increasingly rare opportunity to remodel and refurbish a property to their own specification. Features include; generous through reception rooms, a separate fitted kitchen and three double bedrooms. The property is further enhanced by the handy downstairs shower/wet room, a large, sunny south-westerly facing rear garden, no onward chain and is not expected to remain on the market very long at this competitive price!



# TUFFIN & WREN

*Independent Estate Agents*



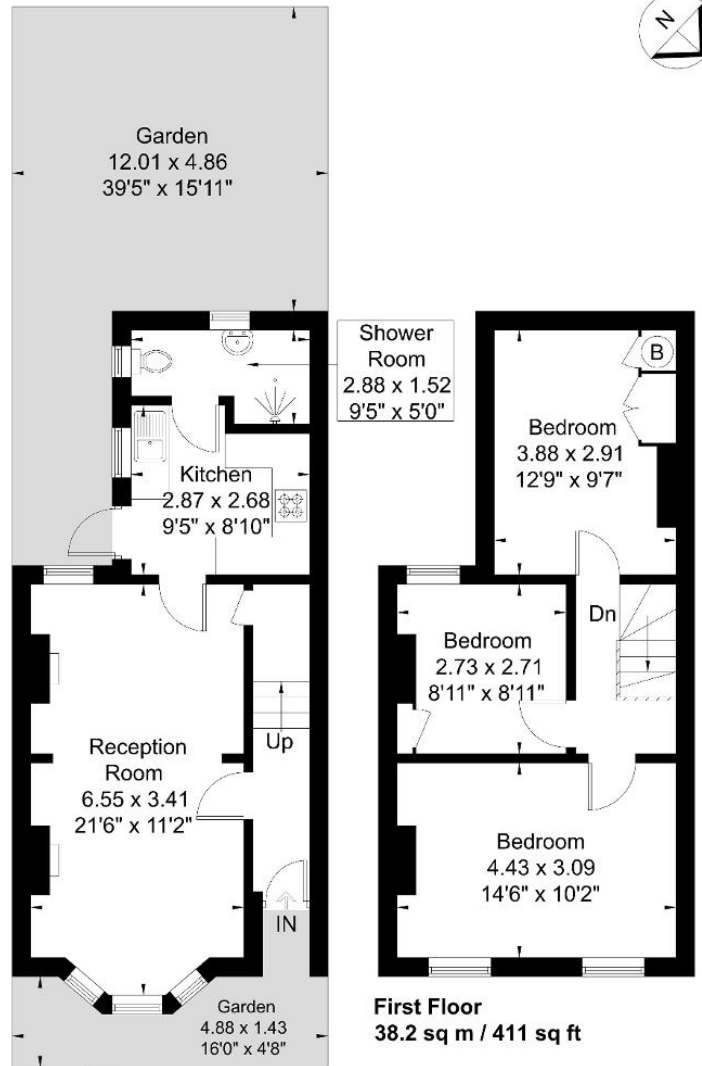
## Further Information

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.

## Clairville Gardens

Approximate Gross Internal Area = 76.1 sq m / 811 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		