

## NIGHTINGALE ROAD, HANWELL



£649,950

A rare opportunity to purchase one of these charming Victorian cottages, tucked away in a quiet cul de sac and just moments from Hanwell's Elizabeth line station & surrounding amenities. Much improved by the owner, this pretty, characterful property now boasts a beautifully calm, contemporary interior and is filled with stylish fittings & finishes throughout. Features include a generous reception room and stunning integrated kitchen/dining room. The property is also further enhanced by 2 good-sized bedrooms, a superb first-floor family bathroom, a delightful garden room and it's generous, southerly facing rear garden.

# TUFFIN & WREN

*Independent Estate Agents*



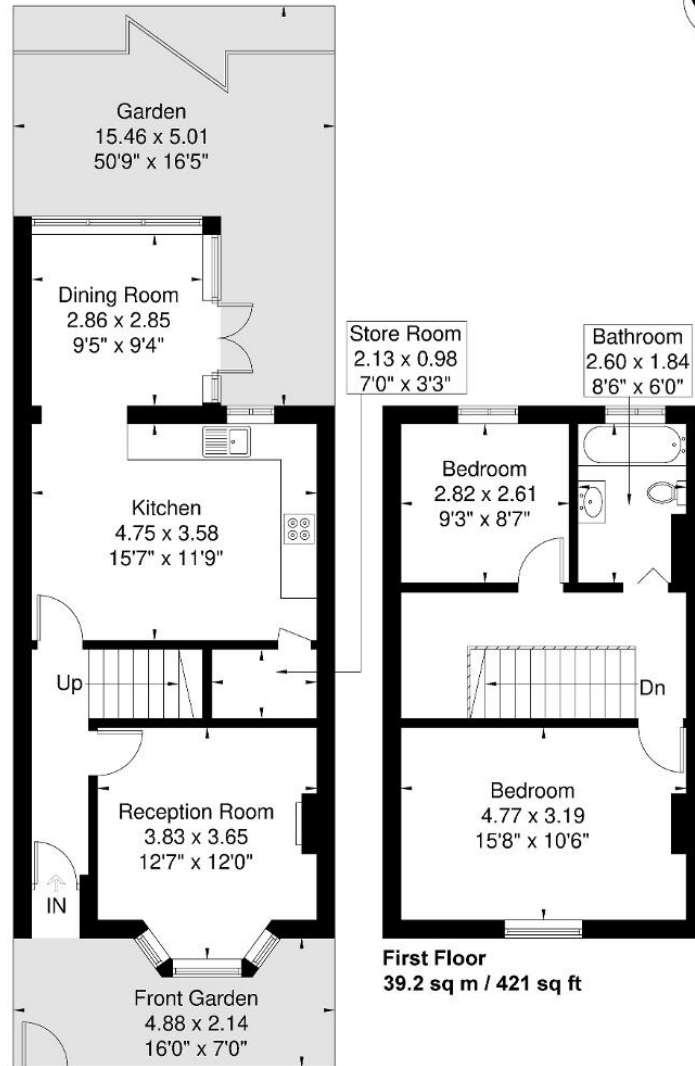
## Further Information

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.

## Nightingale Road

Approximate Gross Internal Area = 87.6 sq m / 941 sq ft



**Ground Floor**  
48.4 sq m / 520 sq ft

**First Floor**  
39.2 sq m / 421 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		87   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		