

## CAMPBELL ROAD, HANWELL



£875,000

Tuffin & Wren are delighted to offer this deceptively spacious, period family home situated in a popular and most convenient location, literally just moments from Hanwell station and surrounding amenities. The sizeable and generously proportioned living spaces boast; 4 first-floor bedrooms, 2 large separate reception rooms and a stylish, open-plan kitchen/dining/living room. Other features include a utility room & downstairs WC, a modern family bathroom and a very handy cellar! The property further benefits from its westerly facing rear garden & large patio and is offered for sale with immediate vacant possession and therefore, no onward chain.

# TUFFIN & WREN

*Independent Estate Agents*



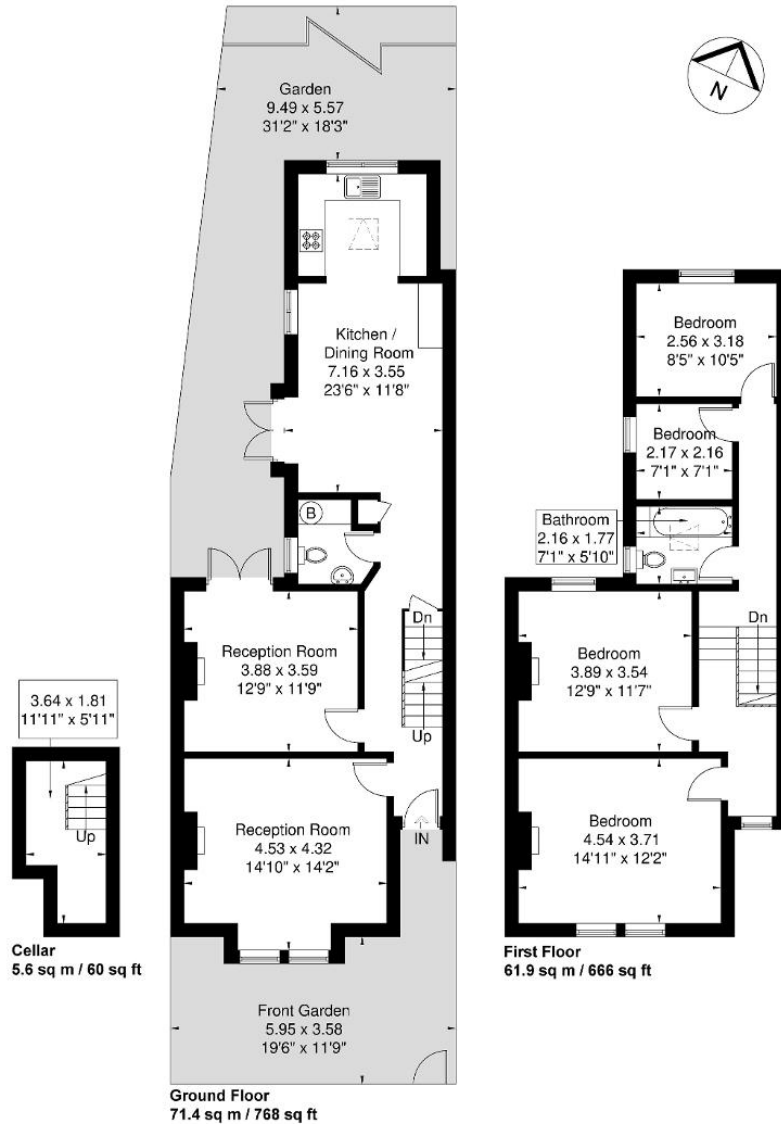
## Further Information

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.

## Campbell Road

Approximate Gross Internal Area = 138.9 sq m / 1494 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		
69-80	C		80   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		