

**RUSH  
WITT &  
WILSON**



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**20 Churchfield, Westfield, TN35 4SN  
Offers In Excess Of £300,000 Freehold**

**Nestled in the charming area of Westfield perfect for those seeking a serene environment while still being close to local amenities local primary school and pubs. As you step inside this three bedroom mid terraced home, you will find a well-designed layout that maximises space and light. The living areas are inviting and provide a warm atmosphere for both relaxation and entertaining. The house features a blend of modern conveniences and traditional charm, ensuring a homely feel throughout. The surrounding area boasts a variety of local shops, schools, and parks, making it an excellent choice for those who appreciate community living. With easy access to public transport links, commuting to nearby towns and cities is both convenient and efficient. This property benefits from a large rear garden and presents a wonderful opportunity for anyone looking to settle in a friendly and vibrant community. Whether you are a first-time buyer or seeking a new family home, this house in Churchfield, Westfield, is certainly worth considering.**

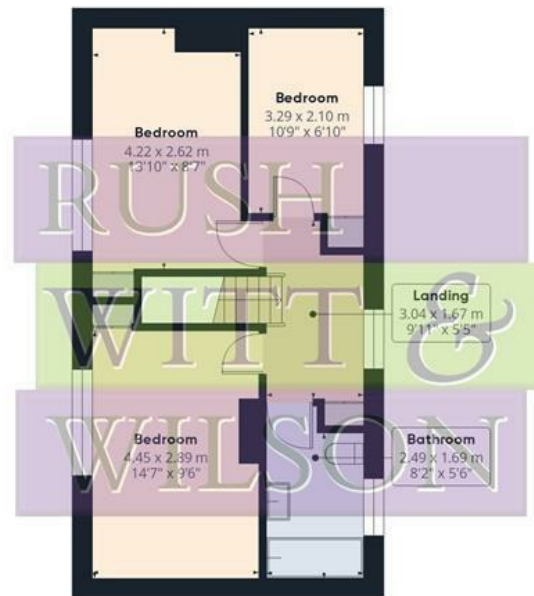








**Floor 0**



**Floor 1**



**Approximate total area<sup>(1)</sup>**

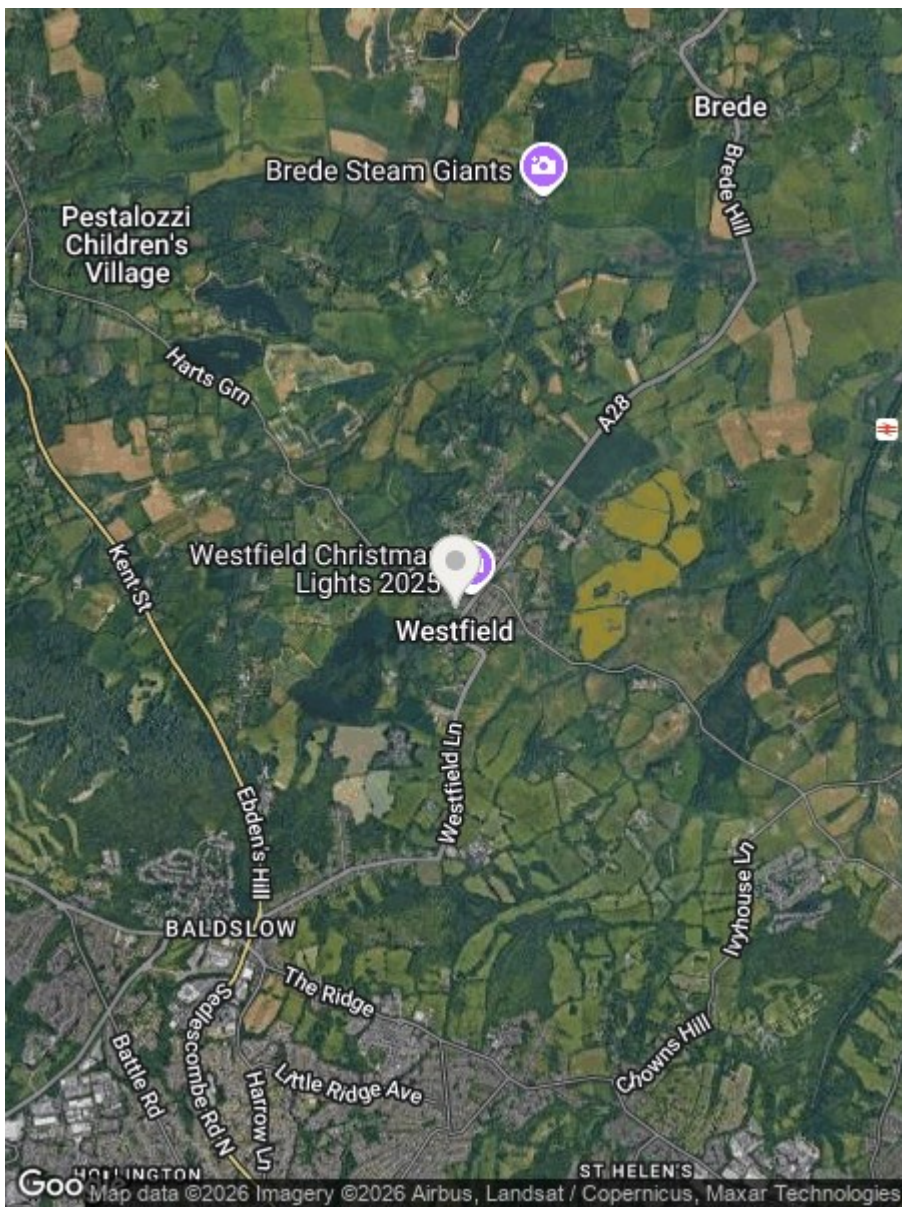
96.3 m<sup>2</sup>

1037 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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4. VAT: The VAT position relating to the property may change without notice.
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