

## MILTON ROAD, HANWELL



£1,100,000

Situated in the desirable 'Poets Corner' enclave, Tuffin & Wren are privileged to offer for sale this most impressive period family home within a friendly and vibrant community. Just a short walking distance to the Ofsted rated "Outstanding" Drayton Manor High School, the property is also unexpectedly spacious and thoughtfully designed, with a flexible downstairs layout and storage aplenty. Just moments from the Elizabeth line and full of character, this exceptional home effortlessly balances its many period features, with a stylish, contemporary finish ideal for modern family living. The stunning interior is perfectly complemented by the property's equally surprising outdoor spaces, where the generous (north) westerly facing landscaped garden and patios are perfect for alfresco dining and entertaining!

# TUFFIN & WREN

*Independent Estate Agents*



## Further Information

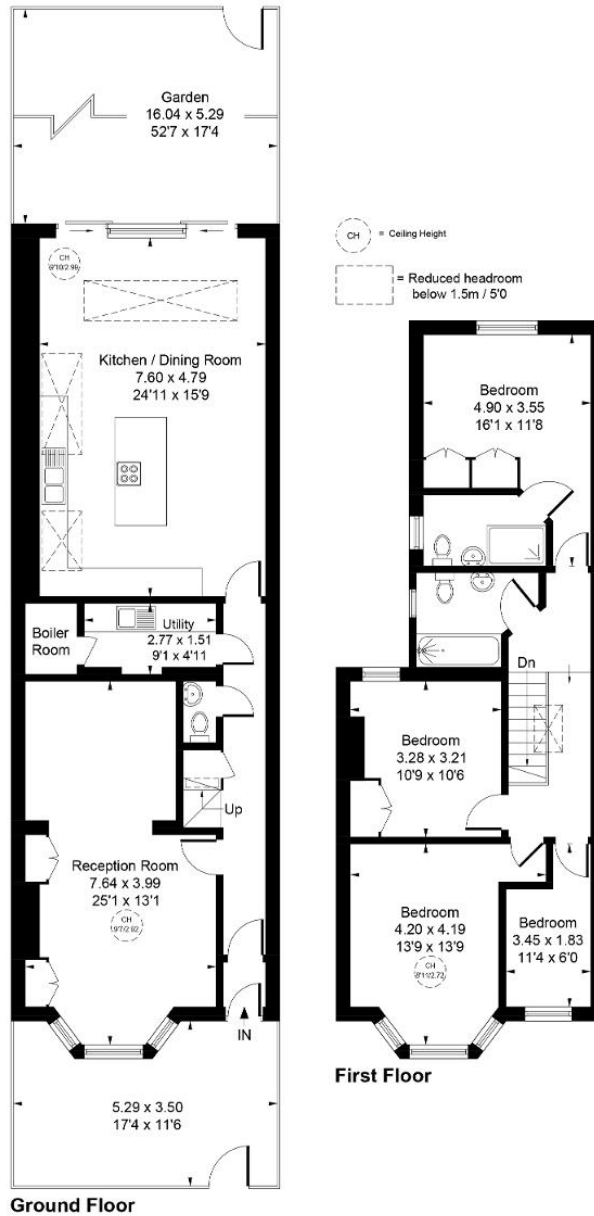
For more details please call us on **020 8840 0993** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

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.

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Approximate Gross Internal Area  
146.14 sq m / 1573 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		