

CHURCH ROAD, HANWELL

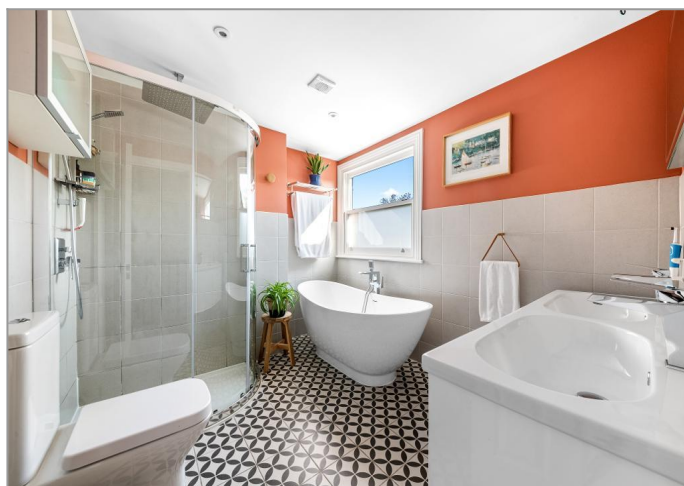


£975,000

An exceptional Edwardian family residence boasting nearly 1800 sqft of sympathetically extended, extensively refurbished and beautifully presented living spaces, that simply must be seen! Situated in this prime Hanwell location, the property now features contemporary open-plan living/dining areas and a stunning, integrated kitchen area that's perfect for larger families & entertaining, together with large 'through' reception rooms on the ground floor. With 3 bedrooms and a luxuriously appointed family bathroom on the first floor and 2 further double bedrooms and a very stylish and contemporary family bath & shower room over the upper floor. The property also boasts a handy downstairs cloakroom, a generous and delightfully secluded rear garden with side access, as well as permission to drop the kerb and create off street parking at the front of the property.

TUFFIN & WREN

Independent Estate Agents



Further Information

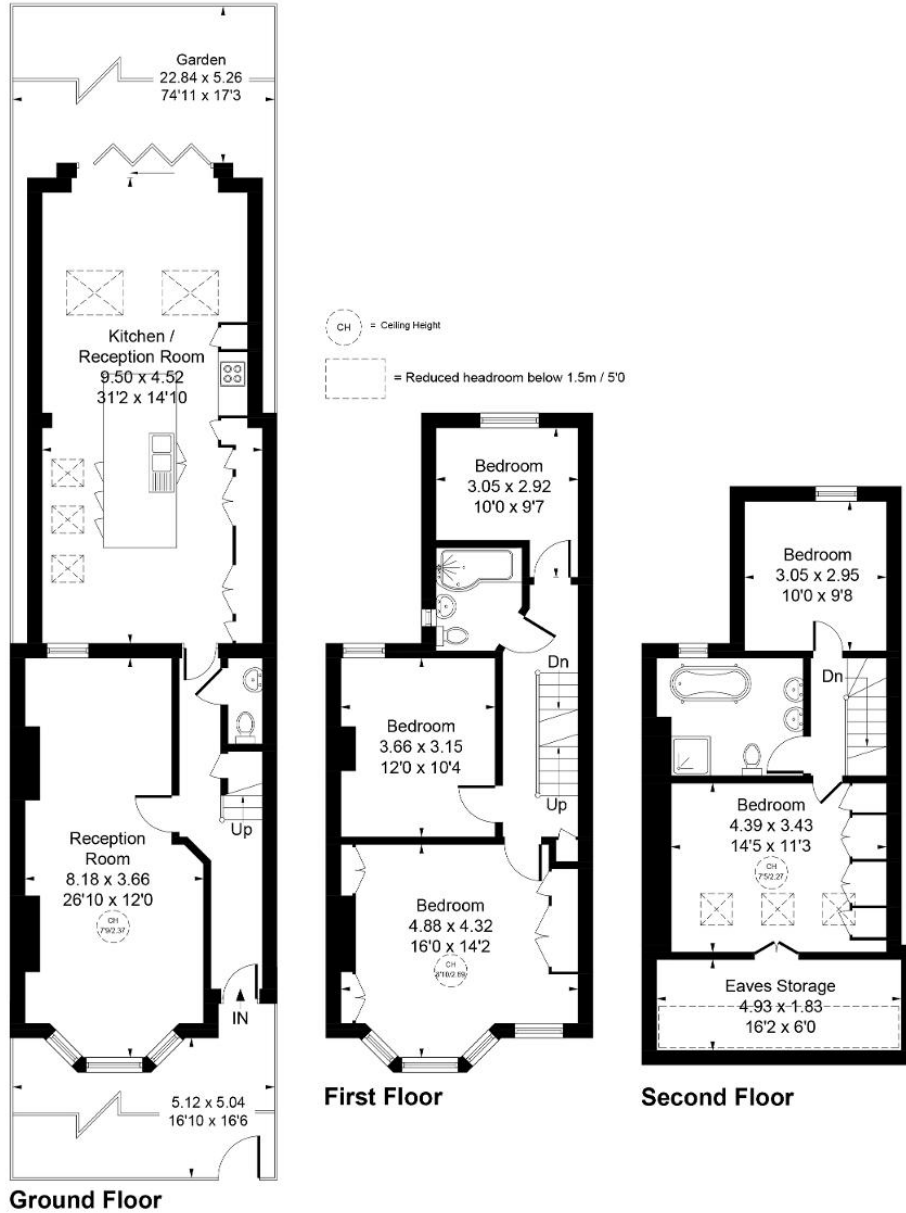
For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

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.

TUFFIN & WREN

Independent Estate Agents

Approximate Gross Internal Area (Excluding Eaves Storage)
166.1 sq m / 1788 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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.
 © Vizion Property Marketing Produced for Tuffin and Wren

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC	68	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales	EU Directive 2002/91/EC	56	68