

CHURCH ROAD, HANWELL



£1,450,000

Situated in a prime Hanwell location, Tuffin & Wren are privileged to offer to the market this imposing, double-fronted detached Victorian residence. The property boasts a substantial 3000+ sqft of exceptionally flexible living accommodation over its 3 storeys and whilst it would undoubtedly benefit from a programme of modernisation, it does retain many of the original period features & detailing and hence, much of the charm & character of the original building. Features include 7 double bedrooms, 3 separate reception rooms, a bright and spacious kitchen/dining room with scullery and a very handy utility/laundry room. Other benefits include the 2 bathrooms, downstairs WC, large cellar, a kitchen on the second floor (with access to the roof terrace), wonderful south-westerly facing gardens to both side and rear, as well as a detached garage, approached by its own driveway.

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Front Reception Room



Rear Reception Room



Kitchen/Dining Room



Generous South-Westerly Gardens



Rear Elevation



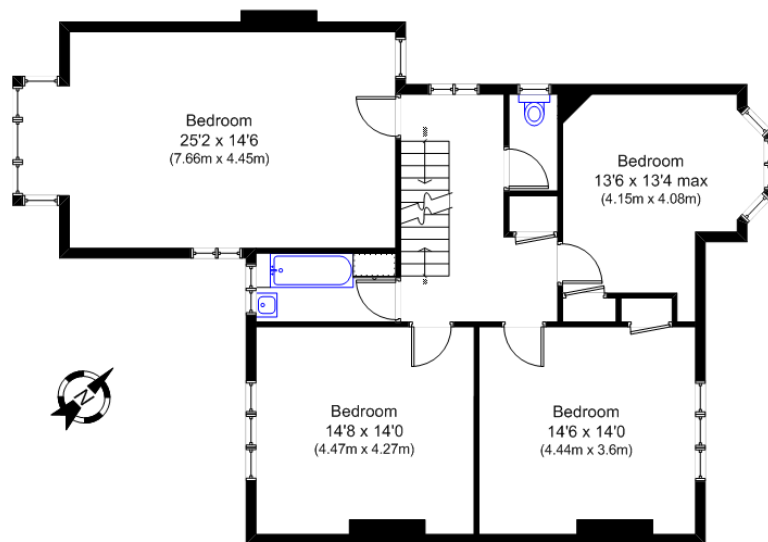
Further Information

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

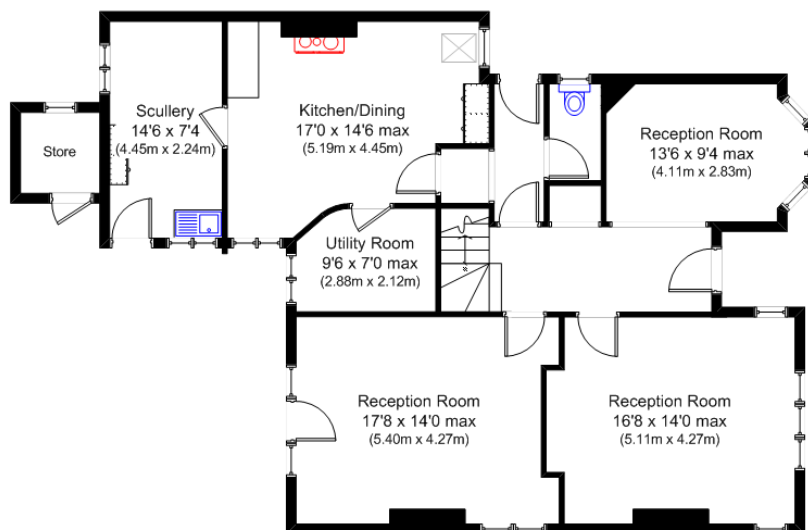
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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First Floor



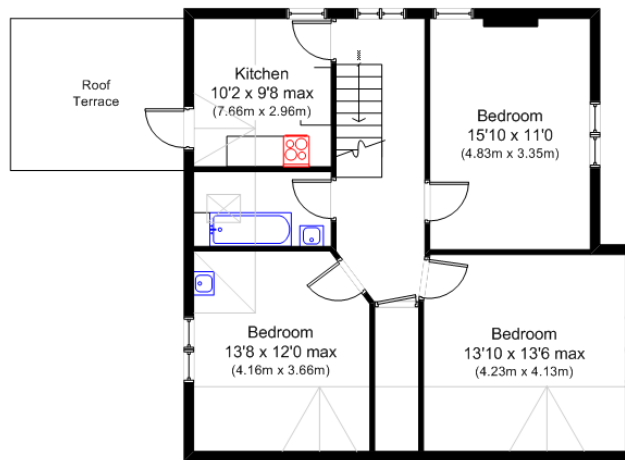
Ground Floor

Church Road W7

N.B. Not to Scale
(for illustration purposes only)

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Second Floor

Church Road W7

N.B. Not to Scale
(for illustration purposes only)

Approx Gross Internal Area:
3145 sq ft (292 sq m)

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	11	71
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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	1	56
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	