

BALFOUR AVENUE, HANWELL



£1,250,000

Tuffin & Wren are privileged to offer for sale an exceptional, Edwardian semi-detached family residence boasting well over 2000 sqft of beautifully presented, halls-adjointing living spaces, that simply must be seen! Situated in this prime Hanwell location moments from shops, schools and the train station, the property features 'Tardis' like accommodation with high ceilings that includes; 5 double bedrooms, 2 large separate reception rooms and a very stylish integrated kitchen/breakfast room. The property also benefits from its 2 modern family bathrooms, a utility room & downstairs shower room, handy downstairs cloakroom, delightful rear garden, off street parking and the wealth of original features and period detailing that remain.

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Reception Room



Dining Room



Breakfast Room



Stylish Integrated Kitchen



Bedroom 1



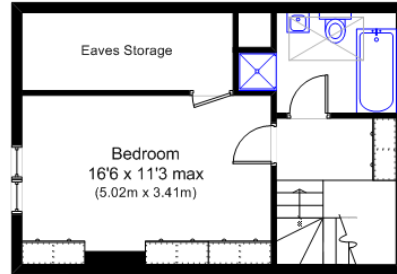
Further Information

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

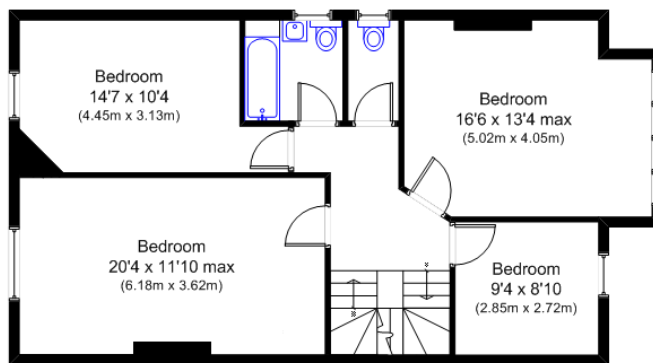
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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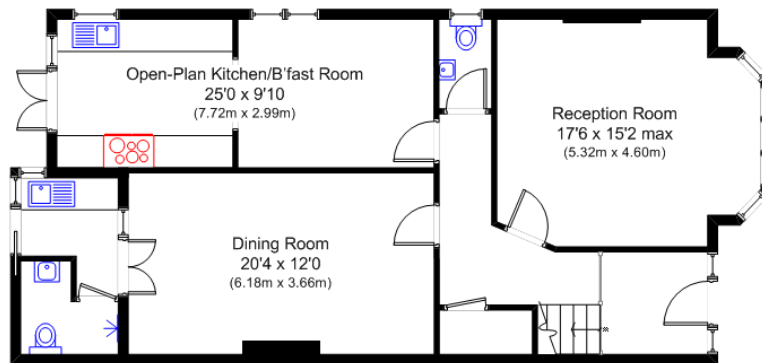
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Second Floor



First Floor



Ground Floor

Balfour Avenue W7

Approx Gross Internal Area:
2290 sq ft (213 sq m)

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

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			
		51	81
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		
Not environmentally friendly - higher CO ₂ emissions			
		43	76
England, Scotland & Wales		EU Directive 2002/91/EC	