

BERESFORD AVENUE, HANWELL



£649,950

Tuffin & Wren are privileged to offer for sale this superbly-presented, semi-detached family home situated in a popular and convenient residential location. Much improved by the present owners, the property now boasts spacious, contemporary styled living accommodation that features; 3 bedrooms, a separate, but interconnecting reception room and a wonderful, open-plan kitchen/dining/entertaining space with stylish fitted kitchen area. Other benefits include the modern first floor family bathroom, a generous & relatively secluded rear garden and no onward chain.

TUFFIN & WREN

Independent Estate Agents

Open-Plan Kitchen/Dining Room

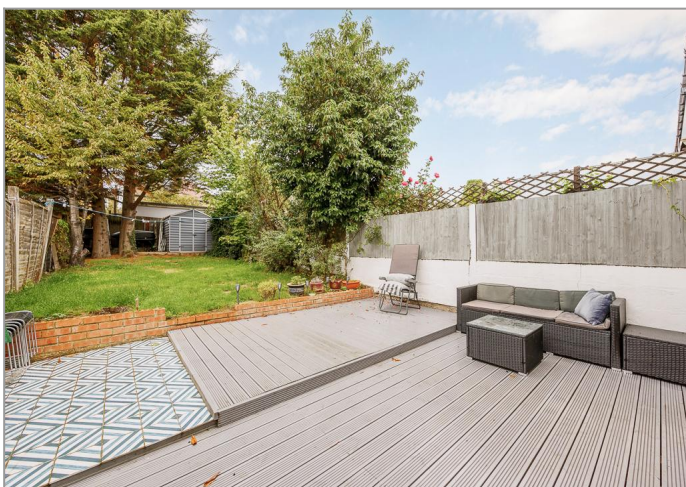


Kitchen/Dining - Alternative View

Stylish Fitted Kitchen Area



Generous Rear Garden



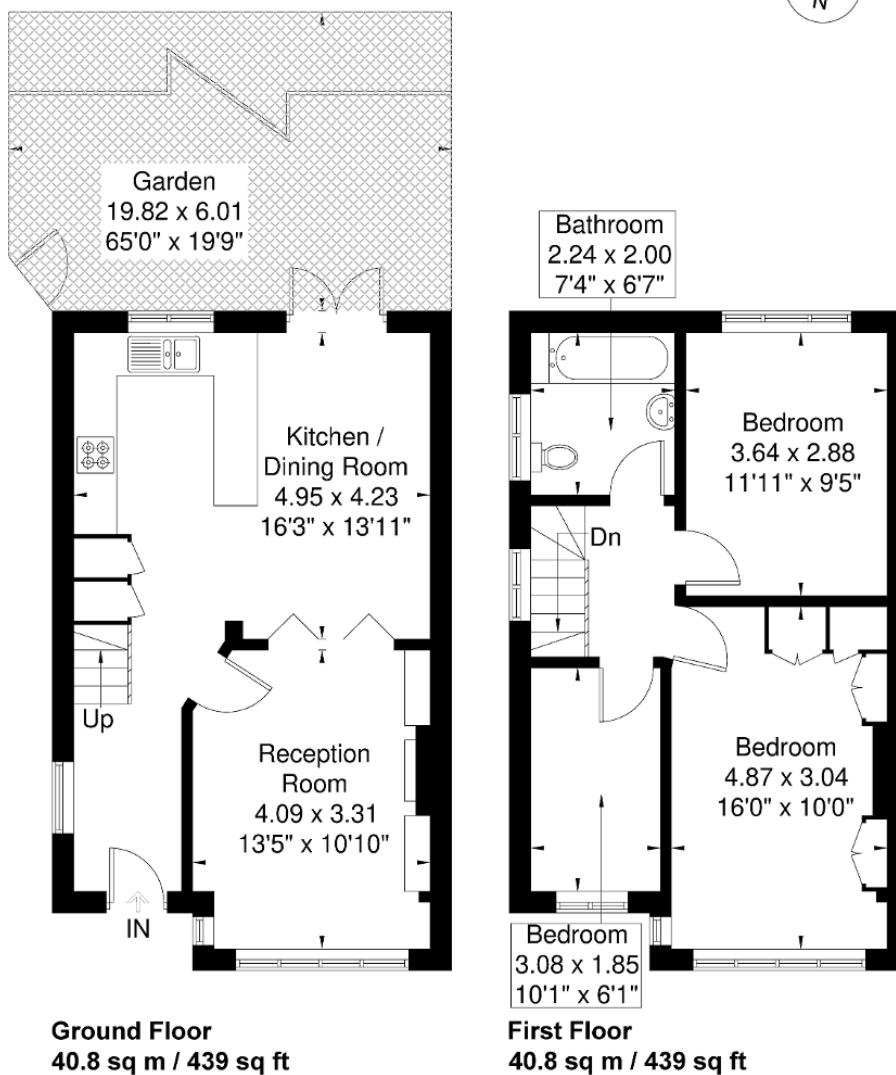
Further Information

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.

Beresford Road

Approximate Gross Internal Area = 81.6 sq m / 878 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |