

UPFIELD ROAD, HANWELL

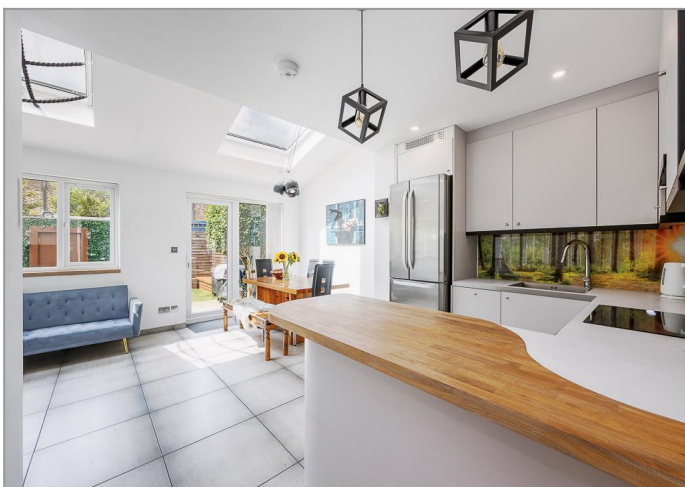


£625,000

Tuffin & Wren are delighted to offer for sale a most appealing family home that now boasts extended, light-filled, contemporary styled & beautifully presented living accommodation situated in this popular & convenient location. Features include; 3 good-sized bedrooms, stunning open-plan living/dining/kitchen spaces and a separate reception room. Other benefits include the superb, modern family bathroom, stylish en-suite bathroom to the principal bedroom, a handy downstairs shower room, a delightful, Westerly facing landscaped rear garden, off street parking for multiple vehicles and its close proximity to local shops, schools and transport links.

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.

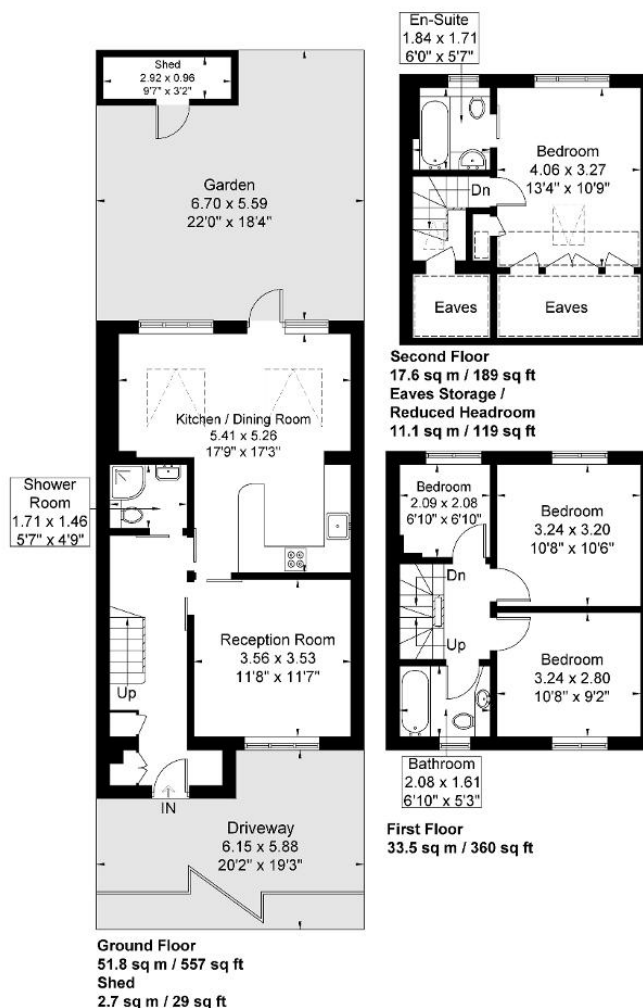
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Upfield Road

Approximate Gross Internal Area = 103.8 sq m / 1117 sq ft
 Eaves Storage / Reduced Headroom = 11.8 sq m / 127 sq ft
 Shed = 2.7 sq m / 29 sq ft
 Total = 118.3 sq m / 1273 sq ft



= Reduced headroom below 1.5m / 5'0"



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	74 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		