

GROVE AVENUE, HANWELL



£559,999

A rare opportunity to acquire this Edwardian 'halls adjoining' semi-detached family home. The property is beautifully presented with high ceilings and stripped wooden floors. The property also boasts 4 bedrooms (1 with an en-suite shower room), through lounge, downstairs W.C, stunning kitchen/diner, conservatory and a luxurious bathroom. The property is further enhanced by a mature rear garden and in our opinion is not expected to remain on the market long.

The accommodation (with approximate measurements) comprises:

GROUND FLOOR

Hallway	Stained glass door to:- stripped wooden floors, radiator, under stairs storage cupboard, large storage cupboard.
Through Reception Rooms	25' 5" x 12' 2" (7.76m x 3.71m) Front aspect doubled glazed splay bay window sash window, television point, stripped wooden floors, radiator x2, Victorian style feature fireplace, rear aspect sash window.
Kitchen/Diner	17' 9" x 12' 0" (5.42m x 3.66m) Eye and base level units with wooden work surfaces, space for 6 gas ring cooker with extractor over and stainless steel splash back, space for fridge freezer, stainless steel sink and drainer with mixer tap, integrated washing machine and dish washer, tiled floor, school style radiator, door to conservatory, spot lights.
W.C	Low level W.C, side aspect frosted double glazed window, air vent, sink.
Conservatory	9' 9" x 7' 11" (2.99m x 2.42m) Tiled floor, double glazed door to garden.

FIRST FLOOR

Landing	Stripped wooden floors.
Bedroom 1	16' 0" x 13' 6" (4.88m x 4.14m) Stripped wooden floors, front aspect double glazed splay bay sash window, fitted wardrobes, radiator, centre rose.
Bedroom 2	11' 5" x 10' 0" (3.5m x 3.05m) Rear aspect double glazed sash window, stripped wooden floors, radiator, plate shelf.
Bedroom 3	11' 10" x 11' 6" (3.62m x 3.51m) Rear aspect double glazed sash window, radiator, fitted cupboard.

SECOND FLOOR

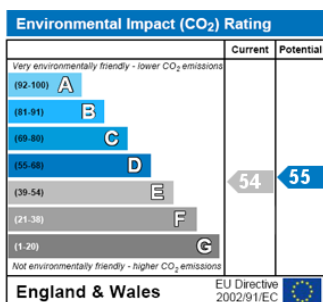
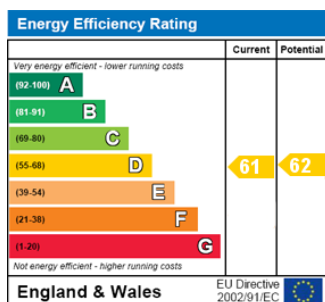
Bedroom 4	17' 3" x 12' 1" (5.26m x 3.7m) Rear aspect double glazed window, velux window, under eaves storage, radiator, spot lights.
En-Suite Shower Room	Wet room, vanity unit, low level W.C, tiled walls, velux window, spot light.

EXTERIOR

Garden

Lawn, raised decked seating area, flower borders, shed, brick built storage cupboard.

ENERGY PERFORMANCE RATING



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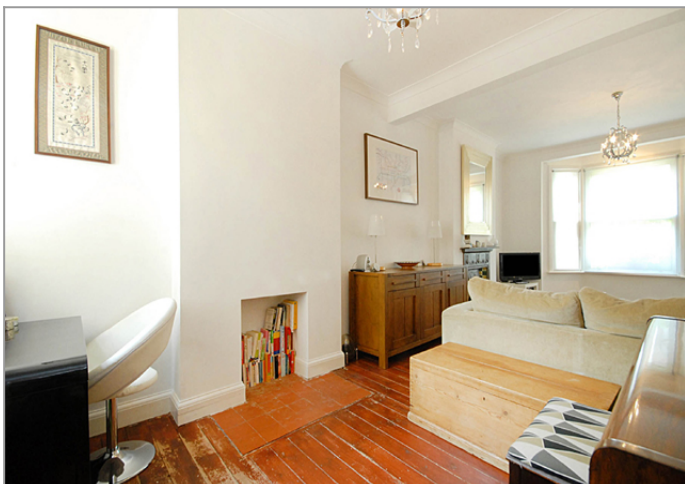
Kitchen/Dining Room



Front Reception Room



Through Reception Rooms



Conservatory/Summer Room



Bedroom 1



Further Information

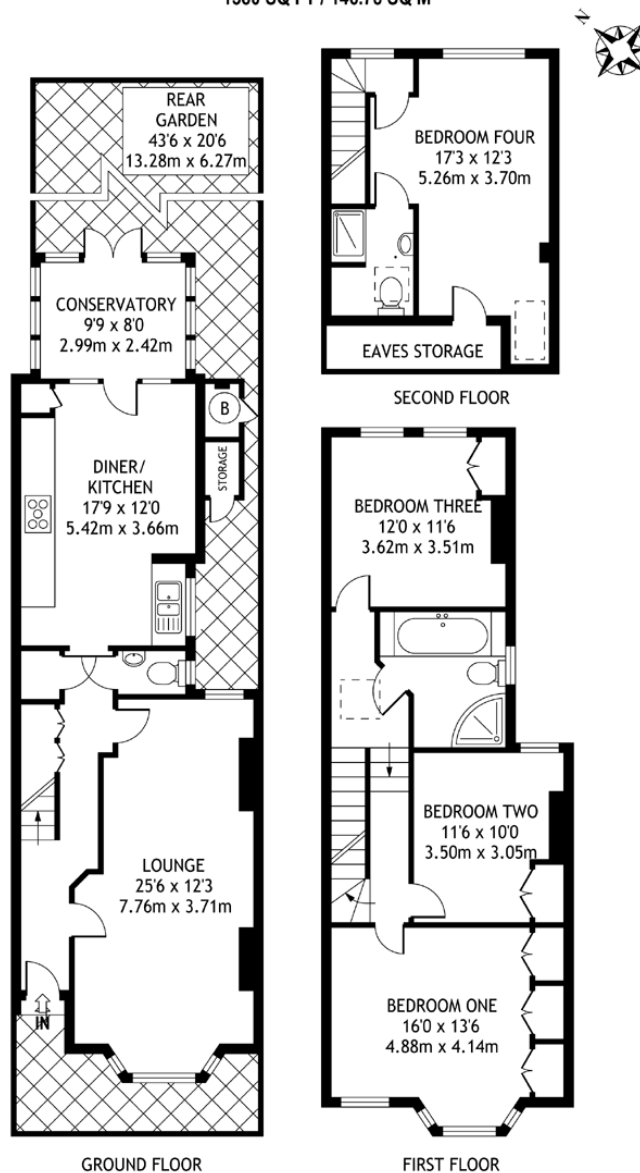
For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

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GROVE AVENUE, EALING W7 3ER
APPROX. GROSS INTERNAL FLOOR AREA
1580 SQ FT / 146.78 SQ M



Plan and Area for Identification Purposes Only.

Not to Scale.

Four Elements Property Marketing 2011.

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