

## MANOR COURT ROAD, HANWELL



£725,000

Tuffin and Wren are privileged to offer for sale this spacious Edwardian semi-detached family home on Hanwell's premier road in the prestigious Golden Manor. The property boasts generously proportioned living accommodation that, whilst contemporary in many respects, still retains much of the charm and character of the original building. Features include:- 4 bedrooms, 2 separate reception rooms, fitted kitchen and a newly installed bathroom suite. The property is further enhanced by a rear garden complete with summerhouse and is available chain free.

## The accommodation (with approximate measurements) comprises:

### GROUND FLOOR

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<b>Hallway</b>	Terrazzo tiled floor, understairs storage cupboards, alarm.
<b>Reception 1</b>	<b>17' 5" x 14' 2" (5.31m x 4.34m)</b> Front aspect splay bay window, stripped wooden floors, television point, feature fireplace, coved ceiling, picture rail, ornate ceiling with relief mouldings.
<b>Reception 2</b>	<b>14' 4" x 12' 4" (4.37m x 3.76m)</b> Stripped wooden floors, rear aspect French windows, coved ceiling, original fireplace.
<b>Kitchen/Breakfast Room</b>	<b>18' 6" x 9' 11" (5.65m x 3.03m)</b> Eye and base level units, butler sink with mixer tap, space for dish washer, space for gas cooker, space and plumbing for fridge freezer, spot lights, side aspect window, door to inner lobby.
<b>Inner Lobby</b>	Door to garden, door to cloak/utility room.
<b>Cloak/Utility Room</b>	Sink, enclosed W.C, plumbing for washing machine and dryer, heated towel rail.

### FIRST FLOOR

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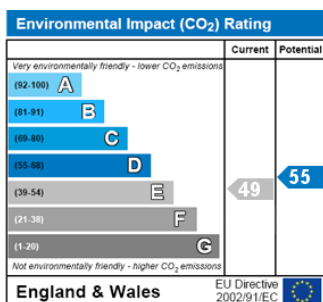
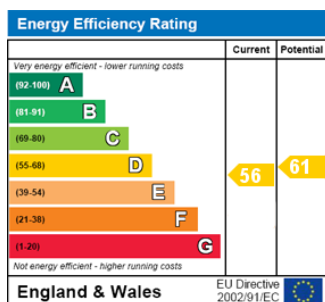
<b>Landing</b>	Fitted cupboard, loft access.
<b>Bedroom 1</b>	<b>14' 11" x 13' 2" (4.55m x 4.03m)</b> Stripped wooden floors, front aspect window, original Edwardian feature fireplace, coved ceiling, picture rail, fitted wardrobes, radiator.
<b>Bedroom 2</b>	<b>14' 7" x 12' 3" (4.47m x 3.74m)</b> Stripped wooden floors, rear aspect window, original Edwardian feature fireplace, radiator.
<b>Bedroom 3</b>	<b>11' 5" x 7' 10" (3.48m x 2.41m)</b> Stripped wooden floors, front aspect window, picture rail, radiator.
<b>Bedroom 4</b>	<b>10' 0" x 8' 11" (3.05m x 2.73m)</b> Rear aspect window, stripped wooden floors, original fireplace, radiator.
<b>Bathroom</b>	Bath with centre tap and shower attachment, enclosed low level W.C, side aspect window, tiled floors and walls, vanity unit, spot lights, tiled shower enclosure, heated towel rail, mirrored medicine cabinet, vent.

## EXTERIOR

### Garden

Approx 200', shed, mature trees, summer house, tap, security light, side entrance.

## ENERGY PERFORMANCE RATING





# TUFFIN & WREN

*Independent Estate Agents*

**Front Reception Room**



**Rear Reception Room**



**Bathroom**



**Bathroom (Alternative View)**



**Front of Rear Garden**



## Further Information

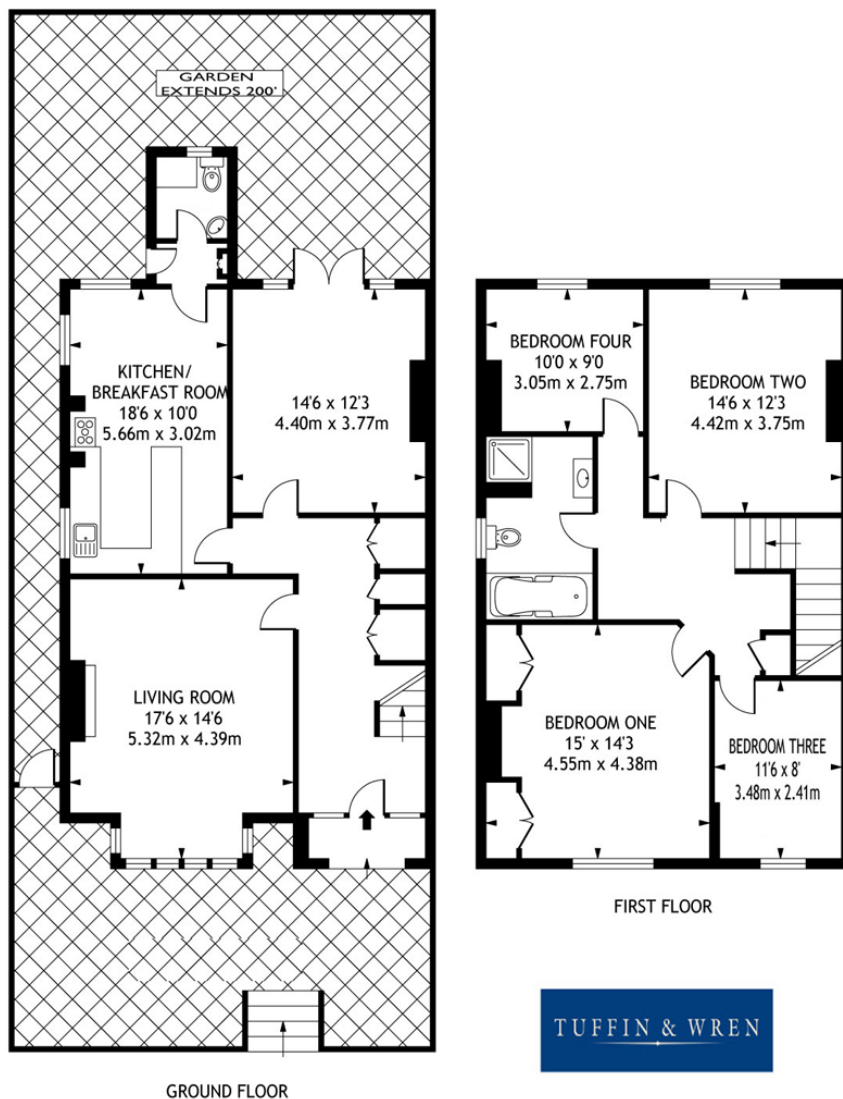
For more details please call us on **020 8840 0993** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

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.

MANOR COURT ROAD HANWELL W7

APPROX. GROSS INTERNAL FLOOR AREA

1682 SQ FT / 156.25 SQ M



Plan and Area for Identification Purposes Only.

Not to Scale.

Four Elements Property Marketing 2011.