

SHAKESPEARE ROAD, HANWELL



£650,000

This luxurious, newly built family home offers stylish & spacious accommodation right from its elegant entrance hall and flowing 'open plan' living, dining and kitchen areas, to its 4 double bedrooms. You'll also find a superbly appointed en-suite 'wet' room (complete with 'his & hers' shower enclosures!) together with a luxurious family bathroom on the first floor. Other benefits include the quiet cul-de-sac location, secluded Southerly gardens and the off street parking for a number of vehicles.

The accommodation (with approximate measurements) comprises:

GROUND FLOOR

Storm Porch	Entrance vestibule with double glazed windows to side & rear, open plan with;
Entrance Hallway	Solid wood floors, storage cupboard, understairs storage cupboard, rear and side aspect double glazed windows, doors to;
Cloakroom	Low flush W.C with concealed cistern, washbasin, tiled floors and walls, rear aspect double glazed window.
Open Plan Kitchen/Dining	18' 5" x 15' 7" (5.62m x 4.75m) Stylish range of 'Hi Gloss' eye and base level units with solid wood work surfaces and glass splashback, stainless steel sink and drainer with professional kitchen mixer tap with pull out spray, integrated appliances including dishwasher, microwave, fridge/freezer and Bosch washing machine, inset halogen hob with Bosch electric oven under and extractor over, wine rack, breakfast bar, spotlighting, television point, side and rear aspect double glazed windows, double glazed French windows to garden, underfloor heating, partially open plan with;
Reception Room	19' 1" x 10' 4" (5.84m x 3.15m) Rear aspect double glazed window, double glazed French doors to garden, spotlighting, television point, underfloor heating.

FIRST FLOOR

Landing	Side aspect double glazed window, radiator, doors to;
Bedroom 1	19' 2" x 10' 4" (5.85m x 3.17m) Front and rear aspect double glazed window, radiator, spotlighting, television point.
Bedroom 2	11' 8" x 10' 7" (3.56m x 3.23m) Front aspect double glazed window, radiator, spotlighting.
Bedroom 3	12' 9" x 7' 7" (3.91m x 2.34m) Fitted wardrobes, radiator, television point, front aspect double glazed window.
Family Bathroom	Luxuriously appointed family bathroom with jacuzzi bath, shower over and screen, low flush W.C with concealed cistern, washbasin, tiled floor and walls, extractor fan, spotlighting.

SECOND FLOOR

Landing	Cupboard housing 'Megaflo' and controls, door to;
Master Bedroom	13' 6" x 13' 2" (4.13m x 4.02m)

En Suite 'Wet' Room

Front and rear aspect double glazed windows, range of fitted wardrobes and drawers, spotlighting, television point, door to;

Stunning en suite facilities with 'His & Hers' walk in shower enclosures and vanity units & washbasins, low flush W.C with concealed cistern, fitted shelving, tiled walls and floor, Velux window, heated towel rail, spotlighting.

EXTERIOR

Garden

Generous, secluded gardens to all sides with off street parking for a number of vehicles via electric gates, lawns, external power sockets, lighting and water tap, garden shed, pedestrian access to Shakespeare Road

ADDITIONAL INFORMATION

The property is offered for sale with no onward chain and a 10 year 'Premier Guarantee', new build warranty.

It has also been the subject of the very latest, energy efficiency measures including; an extremely efficient 'air source' heat pump and comprehensive thermal insulation to all external walls, underfloors, roof spaces etc. It has been estimated that the annual energy bills could be as little as £400 - £500!

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Front Elevation - Alternative View



Open Plan Living/Dining Areas



Open Plan Living/Dining Areas



Open Plan Dining/Kitchen Areas



Stylish Integrated Kitchen Area



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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Shakespeare Road
Approx. Gross Internal Area 1506 sq ft (140 sq m)

Plan and Area for Identification Purposes Only.
Not to Scale.
Four Elements Property Marketing 2011.



GARDEN EXTENDS
41' (12.5m) TO REAR

PLOT NOT TO SCALE

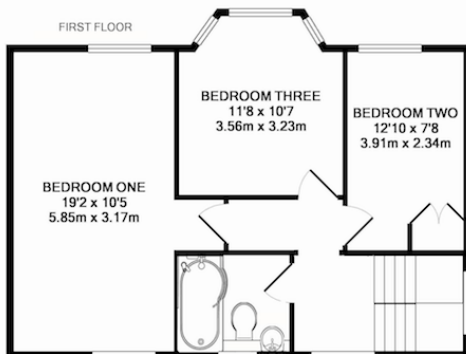
RECEPTION ROOM
19'2 x 10'4
5.84m x 3.15m

KITCHEN/DINER
18'5 x 15'7
5.62m x 4.75m

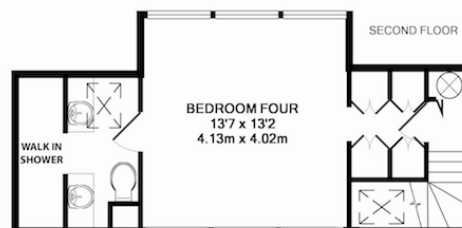
GARDEN EXTENDS
40' (12.3m) TO SIDE

GARDEN EXTENDS
58' (17.7m) TO SIDE

FIRST FLOOR



GROUND FLOOR



SECOND FLOOR