

## MYRTLE GARDENS, HANWELL



£499,999

Handsome, Victorian terrace family home in the friendly community of Hanwell Village that has been extended & comprehensively refurbished to the highest of standards. The property retains many of its original period features but now boasts extended, light & spacious, contemporary styled living accommodation set over its three storeys. Features include; 4 Bedrooms, through lounge, stunning kitchen/breakfast room, and 2 stylish shower rooms. The property is further enhanced bby a Southerly facing rear garden complete with large summer house.

**The accommodation (with approximate measurements) comprises:**

## GROUND FLOOR

---

<b>Hallway</b>	Radiators with cover, laminate floors, coved ceiling.
<b>Utility Room</b>	Plumbing for washing machine and tumble dryer, low level W.C, wash basin, storage cupboard, heated towel rail, understairs storage cupboard.
<b>Through Lounge</b>	<b>24' 4" x 10' 4" (7.42m x 3.15m)</b> Front aspect double glazed window, Victorian solid fuel feature fireplace, laminate floors, coved ceiling, bespoke book shelves with storage under, radiators.
<b>Kitchen</b>	<b>15' 8" x 8' 11" (4.8m x 2.73m)</b> Eye and base level units with marble work surfaces, breakfast bar, enamel sink and drainer with mixer tap, fitted gas hob with oven under and extractor over, tiled floor, built in oven and grill, sky light x2, spot lights, door to garden, space for fridge freezer, plumbing for dish washer.

## FIRST FLOOR

---

<b>Split level landing</b>	Storage cupboard.
<b>Bedroom 1</b>	<b>14' 7" x 10' 4" (4.46m x 3.15m)</b> Front aspect double glazed window, built in wardrobes, laminate floor, radiator.
<b>Bedroom 2</b>	<b>7' 10" x 6' 1" (2.4m x 1.86m)</b> Front aspect double glazed window, laminate floor, radiator.
<b>Bedroom 3</b>	<b>11' 10" x 10' 5" (3.61m x 3.2m)</b> Rear aspect double glazed window, fitted cupboard, laminate floor, coved ceiling.
<b>Shower room</b>	Tiled shower cubicle, wash basin, low level W.C, heated towel rail, tiled floor, rear aspect frosted double glazed window, spot lights, medicine cabinet.

## SECOND FLOOR

---

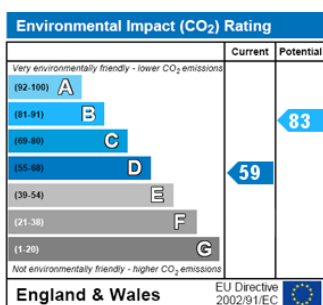
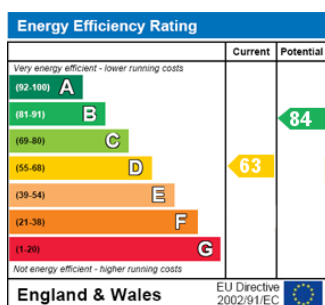
<b>Bedroom 4</b>	<b>19' 10" x 16' 0" (6.07m x 4.9m)</b> Velux window, rear aspect double glazed window, fitted cupboard, laminate floor, under eaves storage.
<b>En-suite</b>	Tiled shower enclosure, low level W.C, wash basin, velux window, heated towel rail, tiled floor.

## EXTERIOR

### Garden

Large summer house, raised decked area, tap.

## ENERGY PERFORMANCE RATING





# TUFFIN & WREN

*Independent Estate Agents*

**Front Reception Room**



**Front Reception Room - Alternative View**



**Dining Room**



**Dining Room - Alternative View**



**Stylish Integrated Kitchen**



## 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).

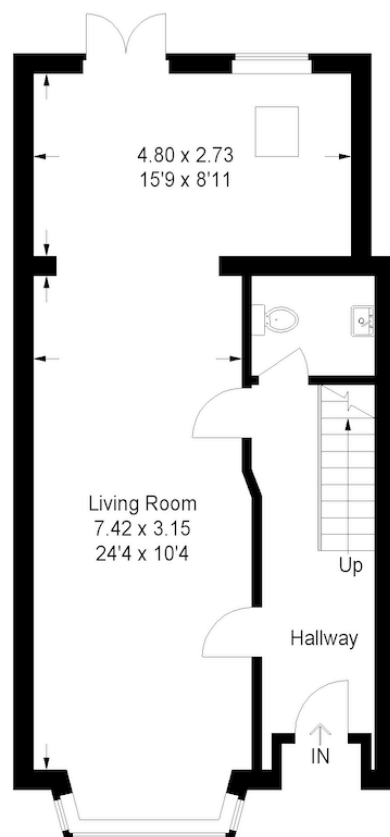
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

# TUFFIN & WREN

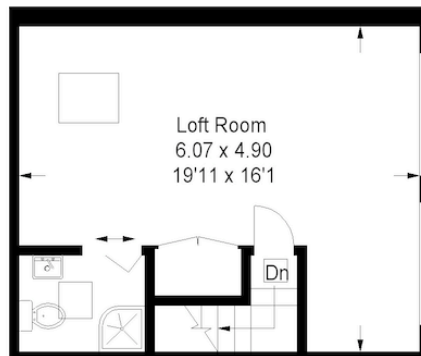
*Independent Estate Agents*

TUFFIN & WREN

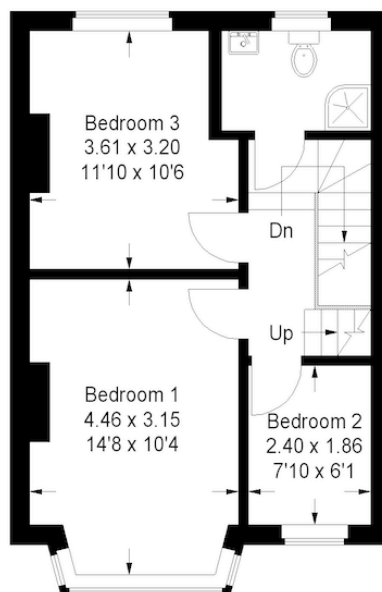
Approximate Gross Internal Area :-  
94 sq m / 1012 sq ft  
Loft Room :- 30 sq m / 323 sq ft  
Total :- 124 sq m / 1335 sq ft



**Ground Floor**



**Loft Room**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.