

ELMWOOD GARDENS, HANWELL



£949,950

Set back from this prime residential road, nestled in a little known cul-de-sac bordering the Brent Valley golf course, Tuffin & Wren are privileged to offer for sale a most impressive, double-fronted family home. Extensions to both side and rear have resulted in over 1750 sqft of generously proportioned, beautifully presented living spaces. The superb interior is also perfectly complimented by its outside spaces where a large, wonderfully secluded rear garden is perfect for entertaining and there's a handy garage, accessed via driveway/off street parking to front.

TUFFIN & WREN

Independent Estate Agents

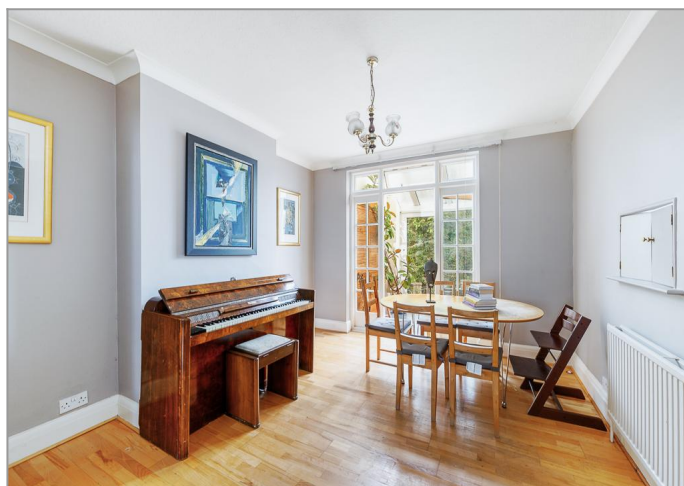
Delightfully Secluded Rear Garden



Front Reception Room



Rear Reception Room



Stylish Fitted Kitchen/Breakfast Room



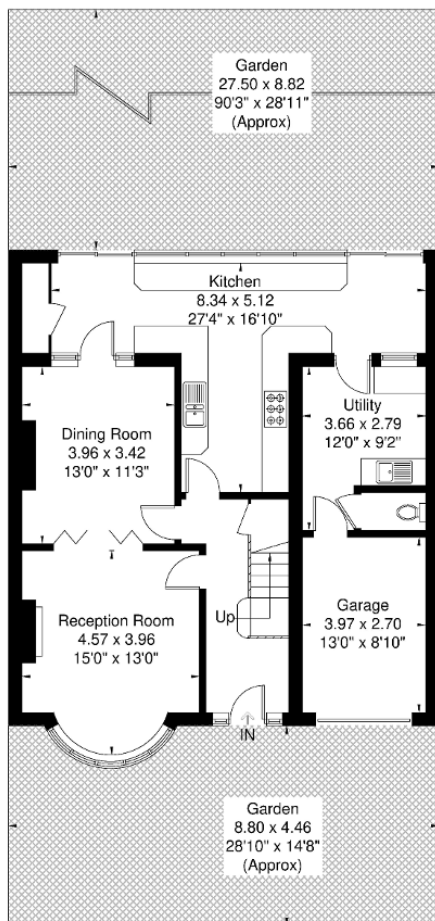
Further Information

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

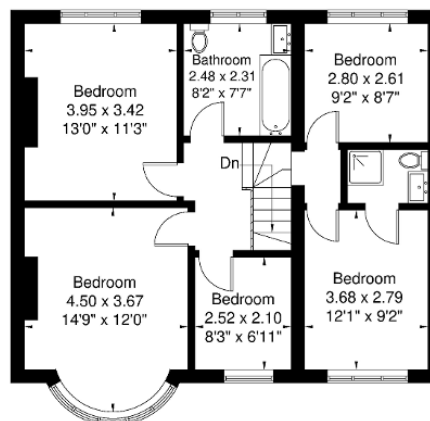
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Elmwood Gardens

Approximate Gross Internal Area = 162.9 sq m / 1753 sq ft



Ground Floor
91.8 sq m / 988 sq ft



First Floor
71.1 sq m / 765 sq ft

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		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		