

## GROVE AVENUE, HANWELL



£1,250,000

A truly impressive, 'halls-adjointing' Edwardian semi-detached family home, situated in one of Hanwell's premier locations! Boasting nearly 2000+ sqft of beautifully presented, light-filled living spaces over 3 storeys, the generously proportioned and exceptionally spacious accommodation now features; a superb principal bedroom suite with dressing area, shower room and balcony. There are 4 further bedrooms and a period-style family bathroom on the first floor with stylish open-plan living/dining/kitchen spaces and a separate, more formal reception room below. Other benefits include a utility room and downstairs cloakroom/WC, with a very handy storage room on the lowest floor. But perhaps best of all, the balcony, terraces and rear facing rooms all enjoy wonderful westerly views across the generous rear garden, the verdant Brent Valley and beyond!



# TUFFIN & WREN

*Independent Estate Agents*



## 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.

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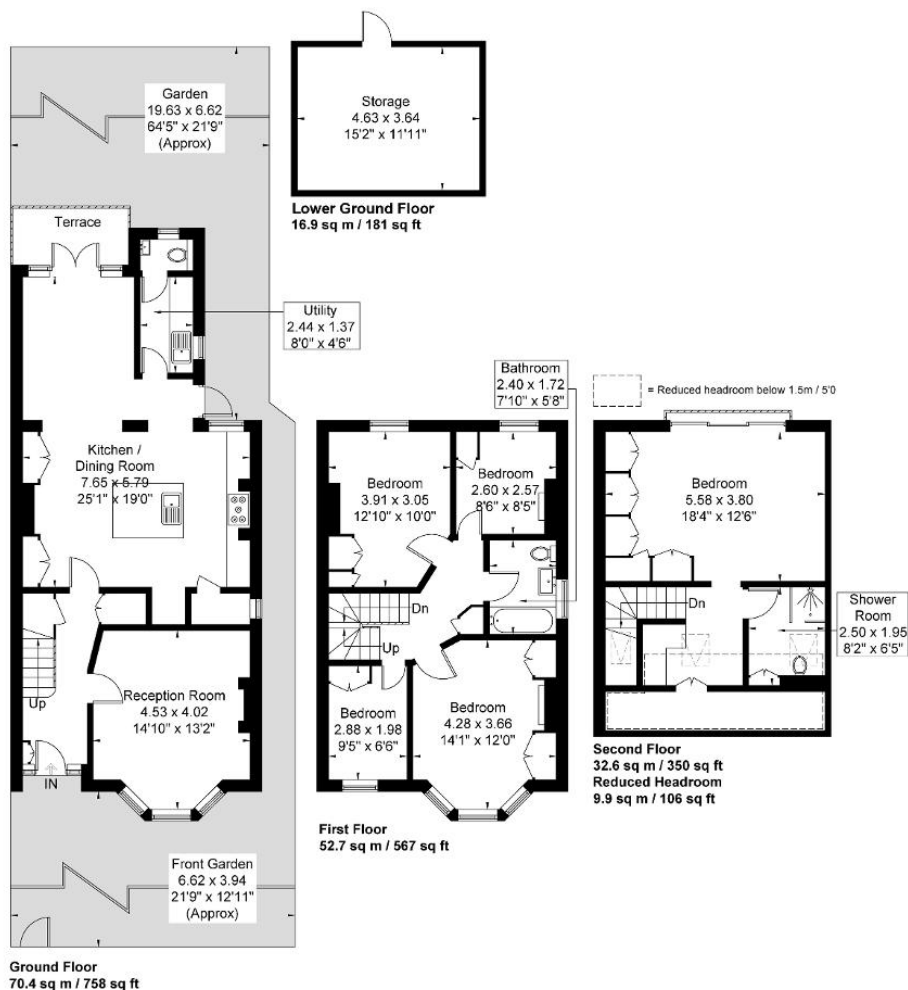
## Grove Avenue

Approximate Gross Internal Area = 155.7 sq m / 1675 sq ft

Reduced Headroom = 9.9 sq m / 106 sq ft

Store = 16.9 sq m / 181 sq ft

Total = 182.5 sq m / 1962 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		80   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		