

BROWNING AVENUE, HANWELL



£840,000

A rare opportunity to acquire one of these two brand new and exclusive family homes in Hanwell. Boasting exceptionally bright and spacious, beautifully presented living spaces that have been finished to the highest specification, this newly-built residence offers the discerning purchaser impressive living spaces situated in an enviable position. The 2000+ sqft of accommodation is set over three storeys and features a large reception room and stunning, contemporary kitchen (with integrated appliances) and open-plan dining area on the ground floor. There's another spacious reception room, 2 double bedrooms and a luxurious family bathroom on first floor, with the master bedroom and 2 further double bedrooms set over the upper floor. Other features include a downstairs cloakroom/WC, en-suite shower rooms to the principle bedrooms, ample storage space for the family to enjoy and large double-doors from the main ground floor rooms leading to the terrace and landscaped garden.

TUFFIN & WREN

Independent Estate Agents



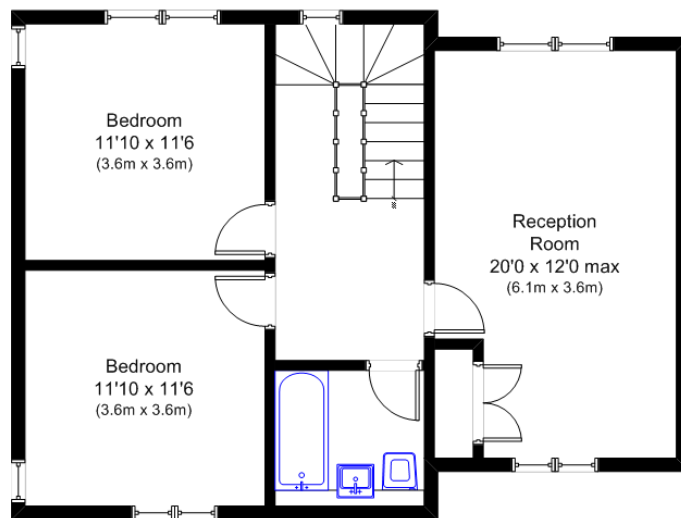
Further Information

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

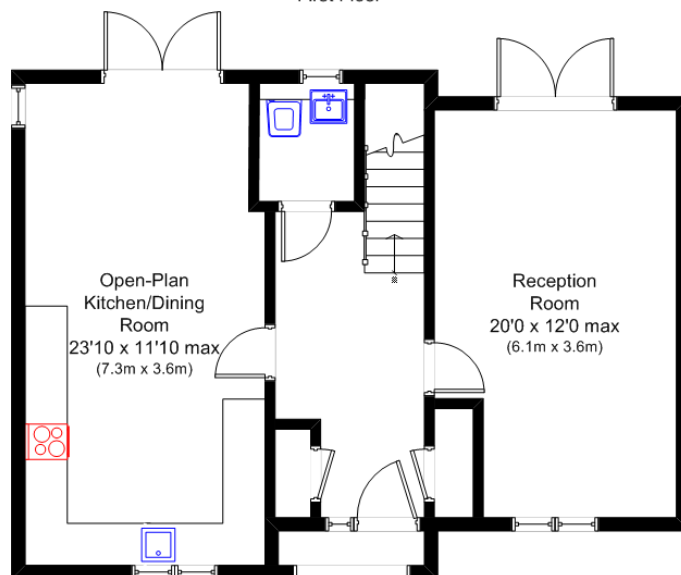
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

TUFFIN & WREN

Independent Estate Agents



First Floor



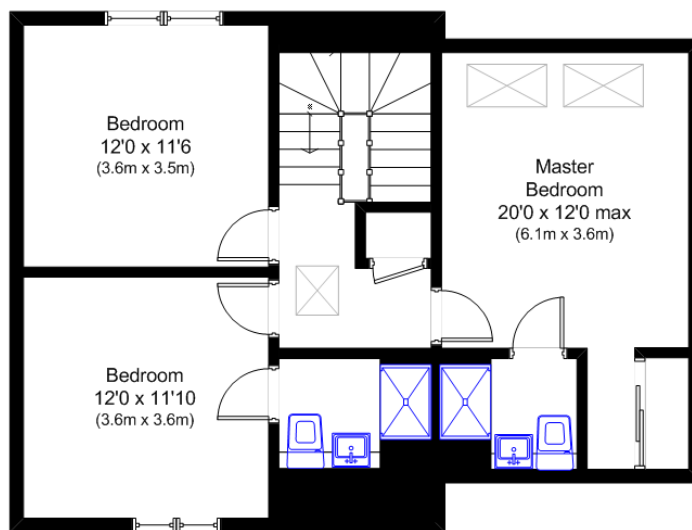
Ground Floor

Browning Avenue, Hanwell W7

N.B. Not to Scale
(for illustration purposes only)

TUFFIN & WREN

Independent Estate Agents



Second Floor

Browning Avenue, Hanwell W7

Gross Internal Area:
Approx. 203 sqm (2184 sqft)

N.B. Not to Scale
(for illustration purposes only)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		88	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A	88	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	