

MILTON ROAD, HANWELL



£835,000

Tuffin & Wren are delighted to offer for sale this deceptively spacious, Edwardian family home situated in the sought after 'Poets Corner' enclave of Hanwell, just moments from the train station, Hobbayne primary and Drayton Manor secondary schools. The property boasts extensively refurbished, generously-proportioned living accommodation that includes; 3 good-sized bedrooms, 2 large separate reception rooms and a very stylish 200+ sqft kitchen/dining room. The property further benefits from a wonderfully mature and very generous rear garden, large family bath & shower room and a handy utility room/downstairs WC.

TUFFIN & WREN

Independent Estate Agents

Front Reception Room



Rear Reception Room



Open-Plan Kitchen/Dining Room



Stylish Integrated Kitchen



Master Bedroom



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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Milton Road, Hanwell W7

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

Approx Gross Internal Area:
1465 sq ft (136 sq m)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 70 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |