

CHURCH ROAD, HANWELL



£1,350,000

Located on one of Hanwell's premier roads in the prestigious 'Golden Manor' enclave, Tuffin & Wren are privileged to offer for sale this most spacious Edwardian semi-detached family home. This fine property boasts much improved, generously proportioned and beautifully presented 'halls-adjointing' living accommodation that, whilst contemporary in many respects, still retains much of the charm and character of the original building. Featuring impressive open-plan living/dining/kitchen spaces, as well as a more formal separate reception room, 4 good-sized bedrooms and a luxurious family bath and shower room. The property is further enhanced by its wonderful, landscaped gardens together with a very stylish and contemporary, self-contained garden room/studio (with its own WC, kitchenette, underfloor heating, Cat5 cabling etc). Other benefits include a utility room, downstairs shower room, separate Cloakroom/WC and the very handy off street parking for a number of vehicles.

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Formal Reception Room



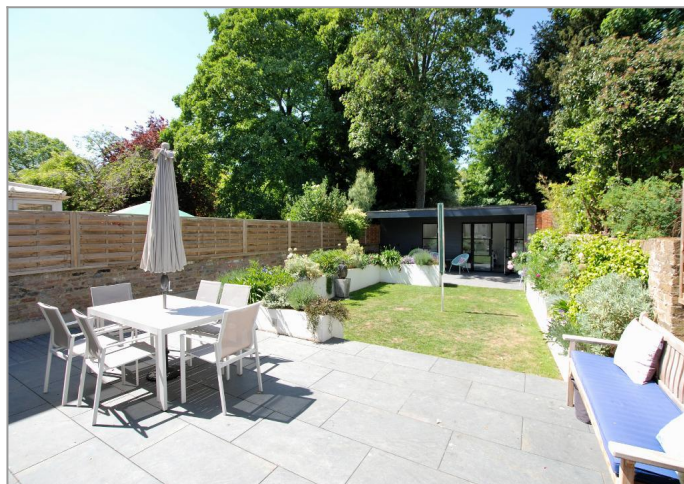
Open-Plan Kitchen/Dining/Living Spaces



Stunning Rear Extension



Wonderful Landscaped Garden



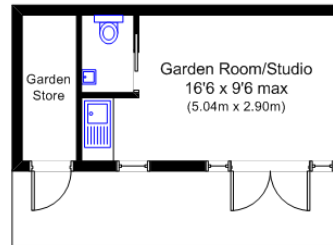
Further Information

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

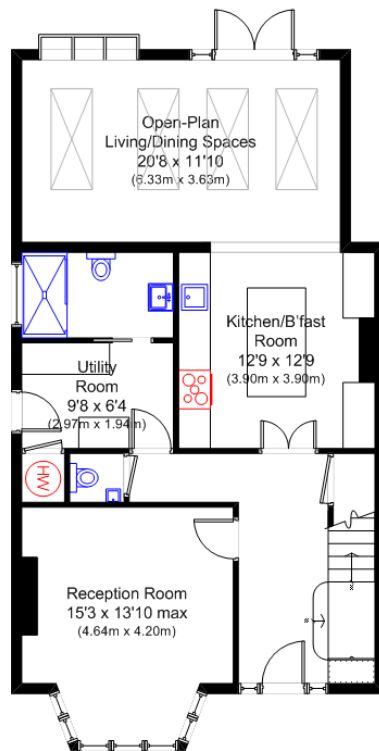
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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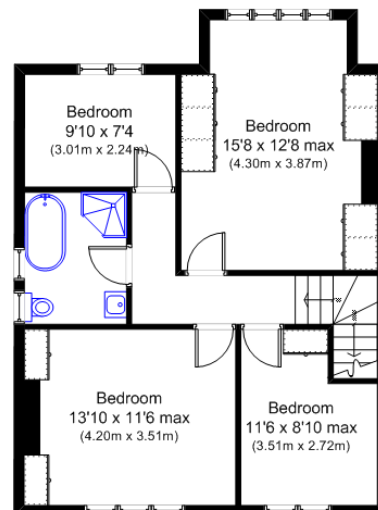
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Exterior



Ground Floor



First Floor

Church Road, Hanwell W7

Gross Internal Area:
Approx. 163 sqm (1760 sqft)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(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, Scotland & Wales		59	82
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(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, Scotland & Wales		54	80
EU Directive 2002/91/EC			