

## GREENFORD AVENUE, HANWELL



£459,950

A smart & stylish maisonette set over the first floor of this handsome Edwardian property, situated just moments from stations, nearby shops, parks and other amenities. The property boasts an exceptionally bright and spacious interior that features; a generous reception room, superb kitchen/dining room, two double bedrooms and a modern bathroom. There's also a very handy 3rd bedroom/study and the property further benefits from a share in the freehold interest, it's own entrance and direct access to its own small westerly facing garden.



# TUFFIN & WREN

*Independent Estate Agents*

**Generous Reception Room**



**Stylish Kitchen/Dining Room**



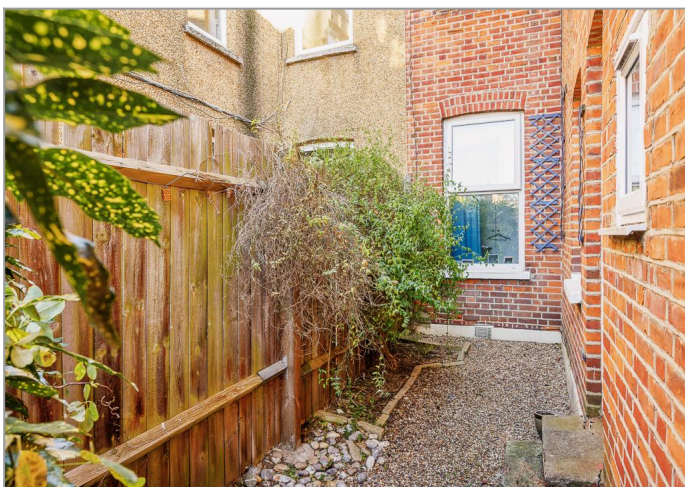
**Kitchen/Dining - Alternative View**



**Principal Bedroom**



**Pretty 'Town' Garden**



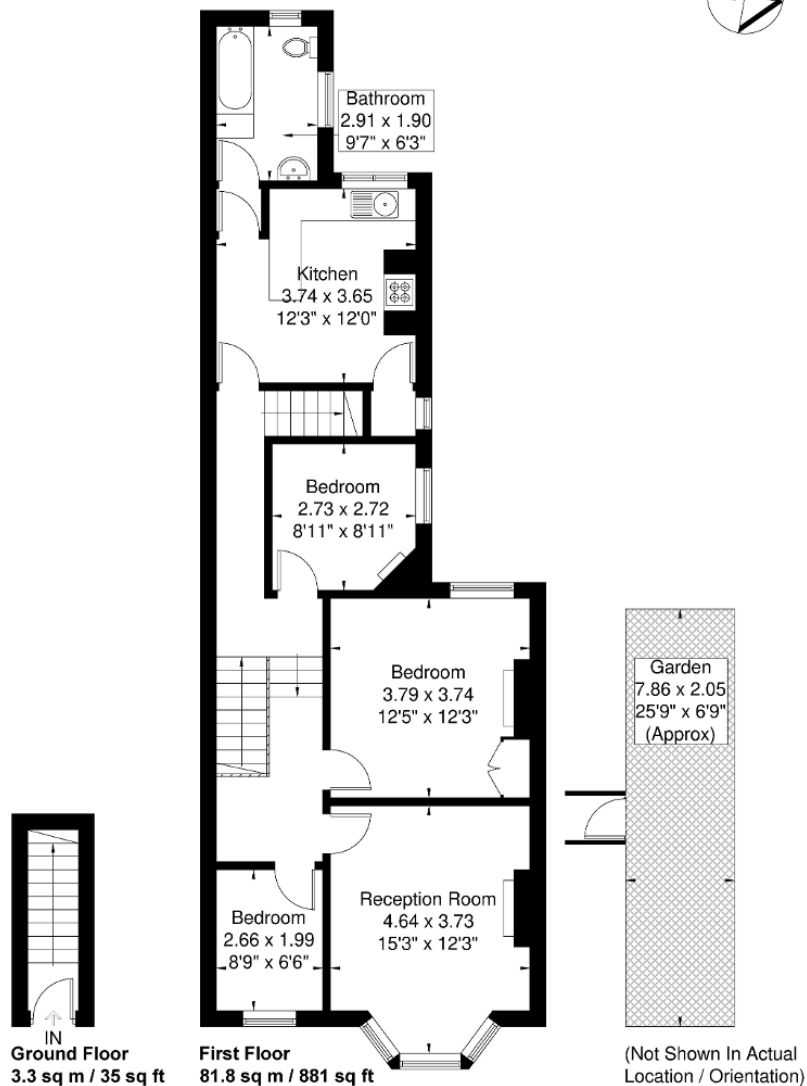
## Further Information

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.

## Greenford Avenue

Approximate Gross Internal Area  
85.1 sq m / 916 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		
55-68	D		64   D
39-54	E		
21-38	F	33   F	
1-20	G		