

BOSTON VALE, BOSTON MANOR



£775,000

Tuffin & Wren are delighted to offer for sale a most spacious semi-detached family residence situated in this quiet, yet very convenient cul-de-sac location. Whilst this desirable property would undoubtedly benefit from some modernisation and refurbishment, it does offer tremendous potential for expansion (subject to the usual consents). However, the generously proportioned living spaces already include; 3 good-sized bedrooms, 2 separate reception rooms, a fitted kitchen and generous family bathroom. The property further benefits from a handy downstairs WC/cloakroom, its large rear garden complete with detached garage (approached via a shared driveway) and its close proximity to shops, trains, buses, schools and wonderful wide-open green spaces!

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Front Reception Room



Rear Reception Room



Fitted Kitchen



Generous Rear Garden



Rear Elevation



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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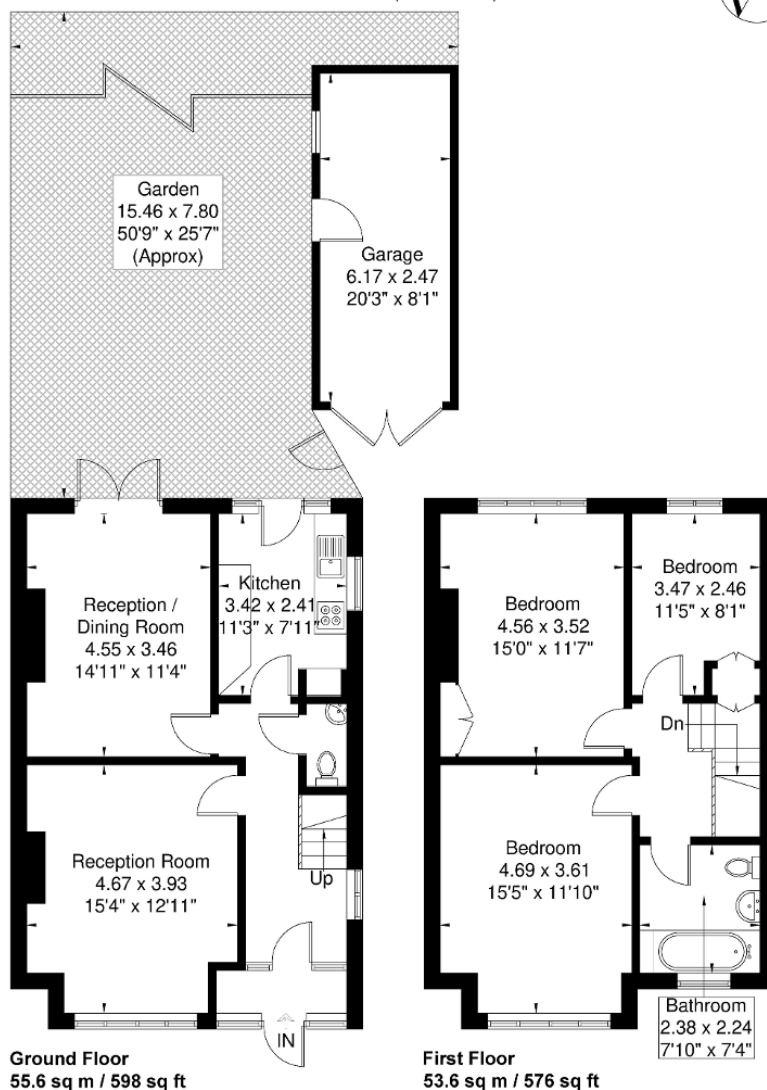
Independent Estate Agents

Boston Vale

Approximate Gross Internal Area = 109.2 sq m / 1175 sq ft

Garage = 15.1 sq m / 162 sq ft

Total = 124.3 sq m / 1337 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		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		