

SHIRLEY GARDENS, HANWELL

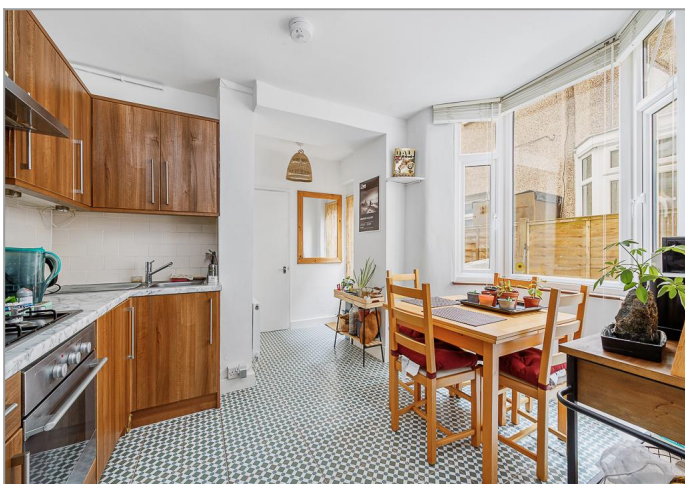
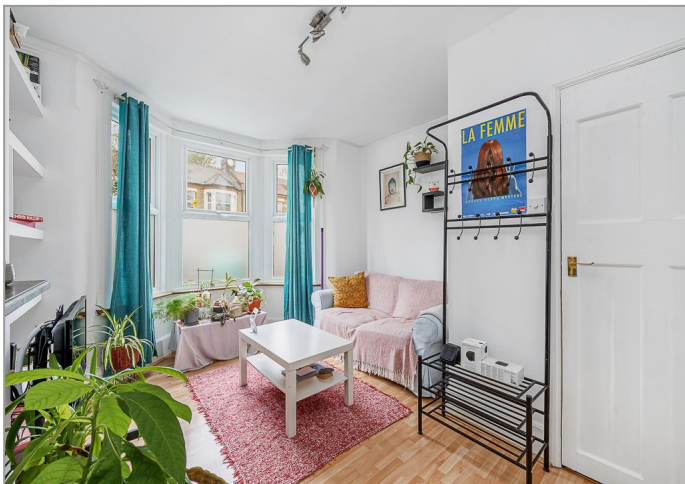


£335,000

Tuffin & Wren are delighted to offer for sale this bright and spacious, beautifully-presented 'garden' flat set over the ground floor of a very conveniently located period building. Newly redecorated, the property features; a generous reception room, a very stylish fitted kitchen/dining room and a large double bedroom. The property further benefits from a modern, fully-tiled bathroom, direct access to its own section of the southerly facing rear garden, cul-de-sac location and is offered with no onward chain.

TUFFIN & WREN

Independent Estate Agents



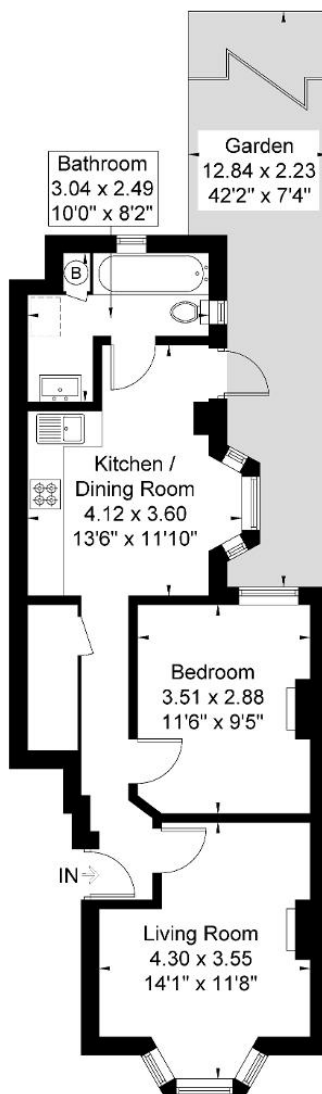
Further Information

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.

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Approximate Gross Internal Area = 48.2 sq m / 518 sq ft



Ground Floor

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	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		