

HUMES AVENUE, HANWELL



£550,000

Tuffin & Wren are delighted to offer for sale this appealing end-terrace family home situated just moments from lovely canal/riverside walks and local parks. The extended property offers deceptively spacious accommodation that briefly comprises; 3 bedrooms, a separate reception room, modern open-plan living/dining spaces and a stylish fitted kitchen. The property also boasts a modern first-floor bathroom, handy home office/study (or maybe a 4th bedroom) and is further enhanced by its southerly facing rear garden and its close proximity to local amenities.

TUFFIN & WREN

Independent Estate Agents

Front Reception Room



Open-Plan Living/Dining/Kitchen Spaces



Modern Fitted Kitchen Area



Study



Southerly Facing 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.

TUFFIN & WREN

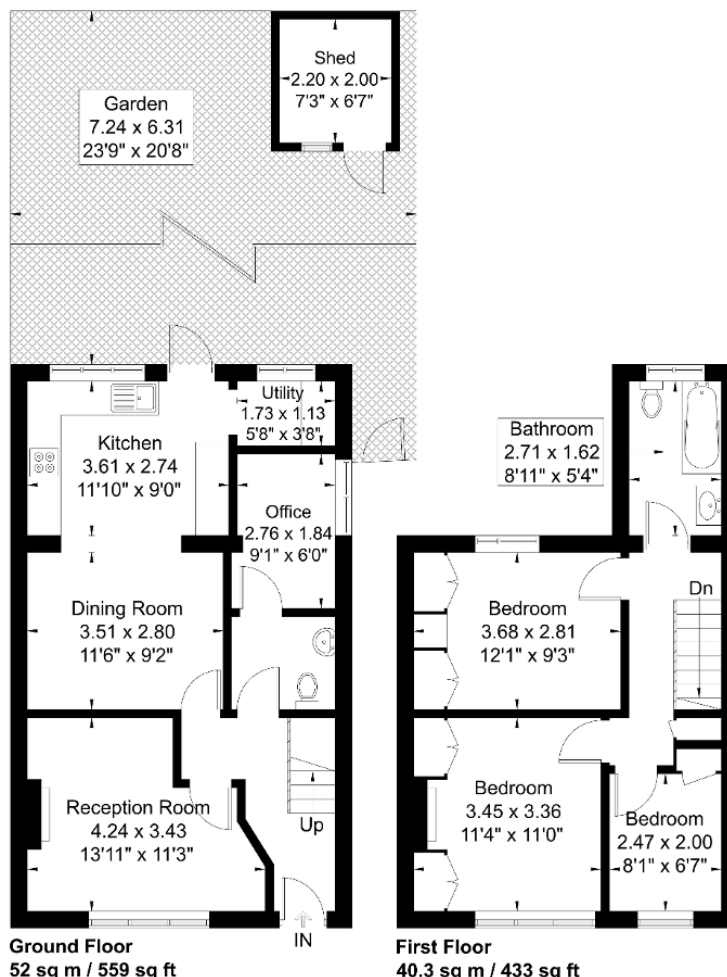
Independent Estate Agents

Humes Avenue

Approximate Gross Internal Area = 92.3 sq m / 992 sq ft

Shed = 4.4 sq m / 47 sq ft

Total = 96.7 sq m / 1039 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.

© www.perspective.co.uk

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		