

BOSTON ROAD, HANWELL



£799,950

Tuffin & Wren are privileged to offer for sale a substantial period family home situated in this most desirable enclave. This fine Victorian villa boasts generous, halls-adjointing living accommodation that retains many of the original features and period detailing and briefly comprises; four bedrooms, two interconnecting reception rooms and a kitchen/diner. Other benefits include the first-floor family bathroom, handy two-roomed cellar and its large south-westerly facing rear garden and patio.

TUFFIN & WREN

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Front Reception Room



Rear Reception Room



Interconnecting Reception Rooms



Kitchen/Diner



Delightful South-Westerly 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.

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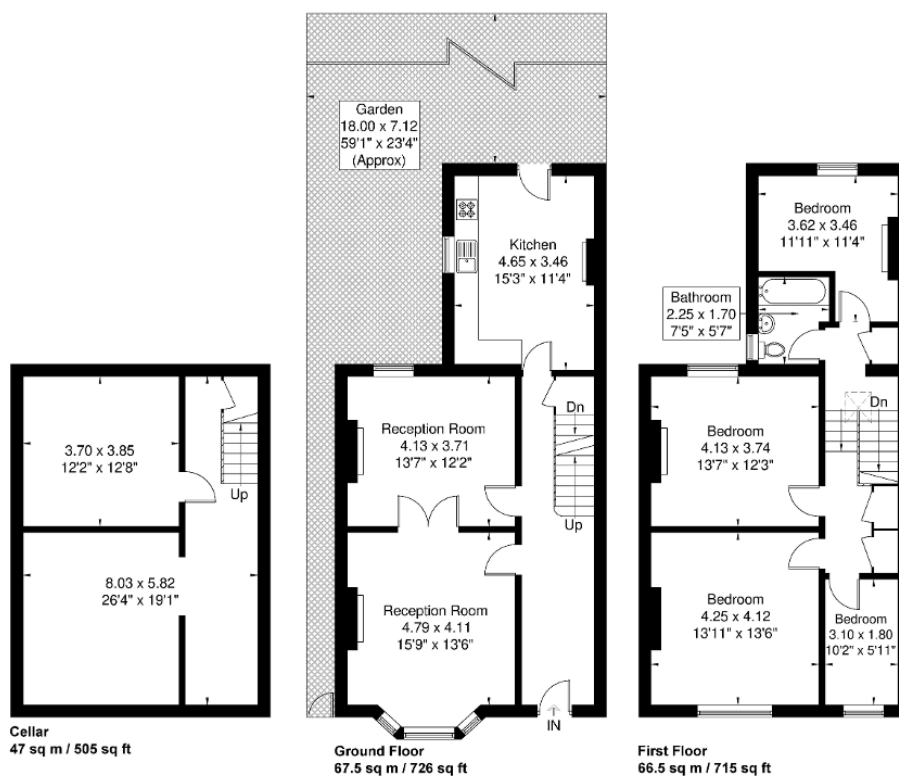
Independent Estate Agents

Boston Road

Approximate Gross Internal Area = 134 sq m / 1441 sq ft

Cellar = 47 sq m / 505 sq ft

Total = 181 sq m / 1946 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		
21-38	F	33 F	
1-20	G		