

## SHAKESPEARE ROAD, HANWELL



£649,950

Tuffin & Wren are delighted to offer for sale a modern end-terrace family home tucked away in this quiet, yet very convenient cul-de-sac location. The property has been extended to the rear and into the loft space and now boasts bright, spacious and nicely-presented living spaces over 3 floors. Features include 4 bedrooms, through reception rooms, a stylish open-plan kitchen/dining room with a modern fitted kitchen. Other benefits include the superb first-floor family bathroom, stylish en-suite shower room to the principal bedroom, a pretty, landscaped rear garden, garage in a nearby block and handy off street parking too!



# TUFFIN & WREN

*Independent Estate Agents*

**Through Reception Rooms**



**Open-Plan Living Spaces**



**Modern Fitted Kitchen/Dining Room**



**Dining Area Detail**



**Landscaped Rear 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).

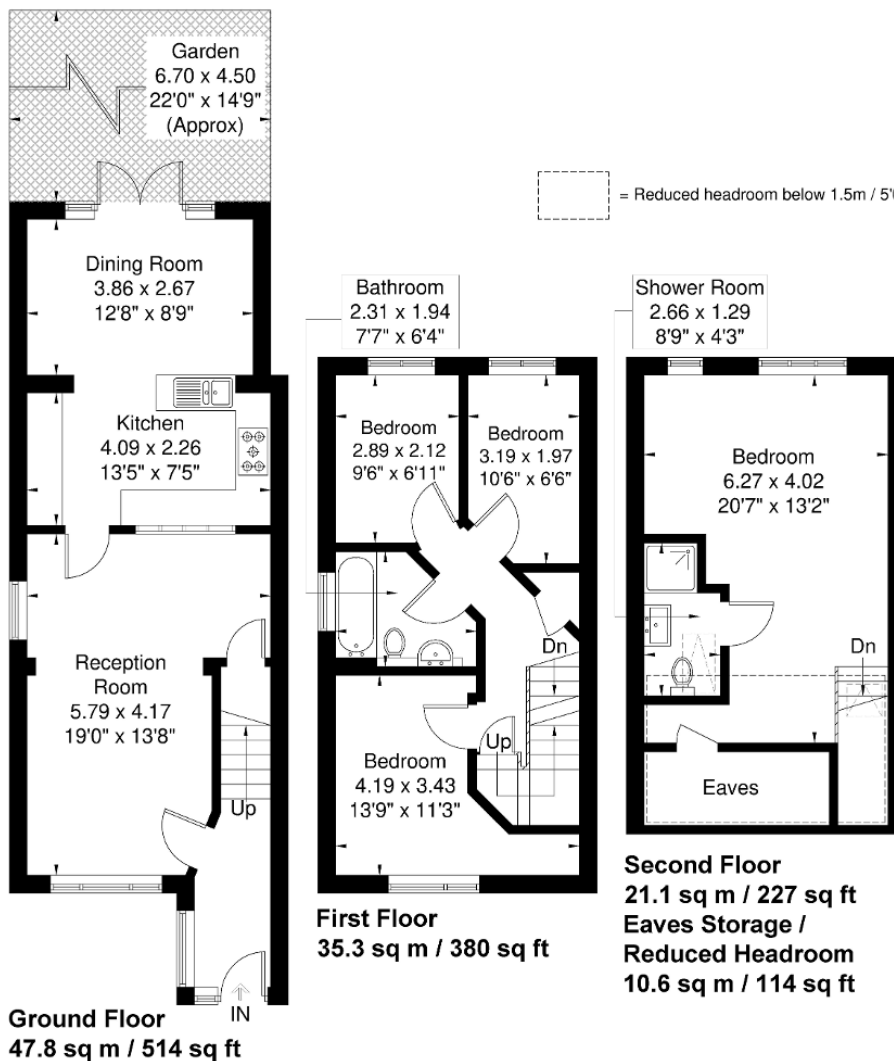
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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## Shakespeare Road

Approximate Gross Internal Area = 104.2 sq m / 1121 sq ft  
Eaves Storage / Reduced Headroom = 10.6 sq m / 114 sq ft  
Total = 114.8 sq m / 1235 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		80   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		