

UPFIELD ROAD, HANWELL

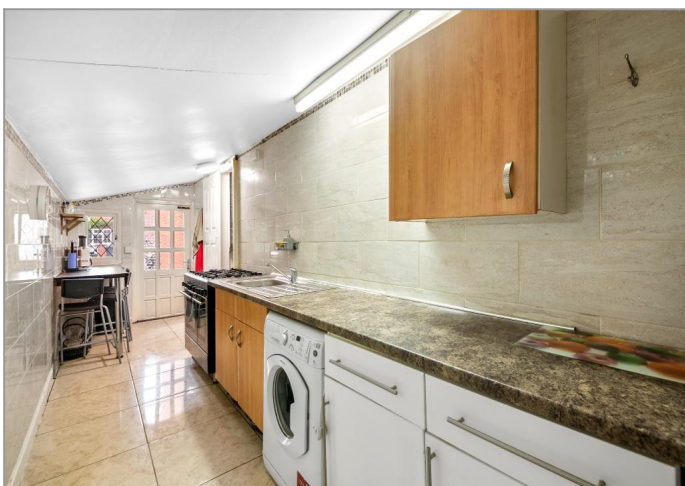


£599,950

Tuffin & Wren are delighted to offer for sale this appealing, end terrace family home that now boasts extended, contemporary styled & very flexible living accommodation, situated in this popular & convenient location. Features include; 3 good-sized first-floor bedrooms, a generous reception room and a superb fitted dining room. Other benefits include the separate, modern fitted kitchen/breakfast room, a stylish family bathroom, downstairs guest bedroom and a handy downstairs bathroom. There's also a generous paved rear garden, as well as off street parking for multiple vehicles.

TUFFIN & WREN

Independent Estate Agents



Further Information

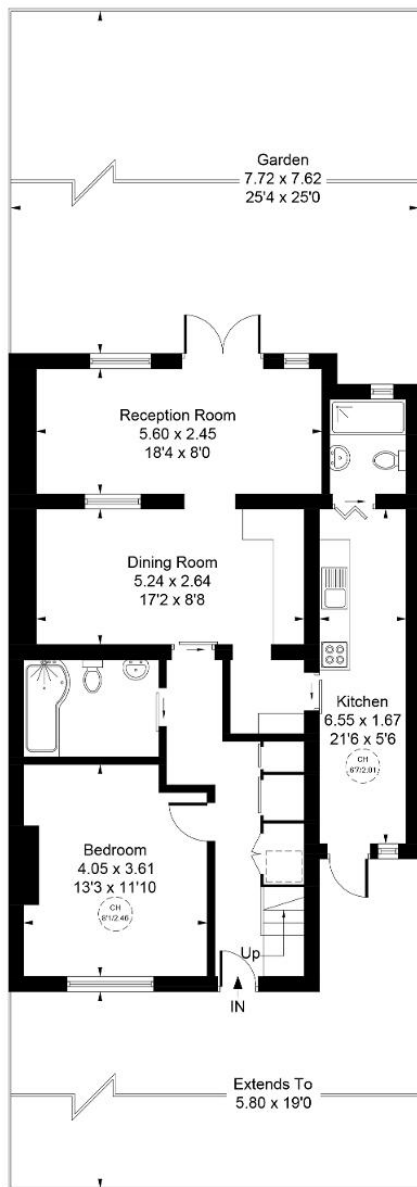
For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

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.

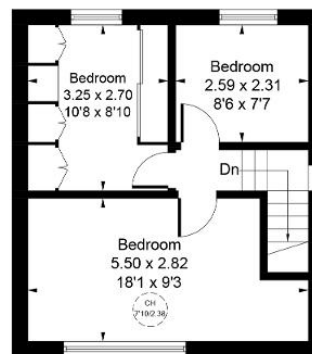
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Approximate Gross Internal Area
116.38 sq m / 1253 sq ft



CH = Ceiling Height
= Reduced headroom below 1.5m / 5'0



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		