

GOLDEN MANOR, HANWELL

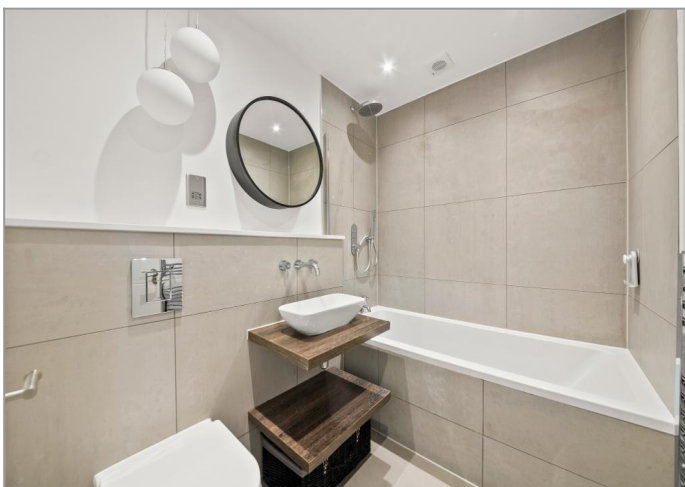


£850,000

Tuffin & Wren are delighted to offer this exclusive family home situated in a luxury, gated development in Hanwell's prestigious 'Golden Manor' enclave, just a few minutes from the Elizabeth line's fast services into London, to Heathrow and beyond. Boasting generous, light-filled living spaces set over three floors, this recently-built home features a large open-plan living/kitchen/dining room and handy downstairs cloakroom on the ground floor, with 3 double bedrooms, a superb family bathroom and 2 en-suite shower rooms on the upper floors. Other benefits include a roof terrace off of the principal bedroom, generous southerly facing garden, off street parking and the use of quality fittings & finishes throughout!

TUFFIN & WREN

Independent Estate Agents



Further Information

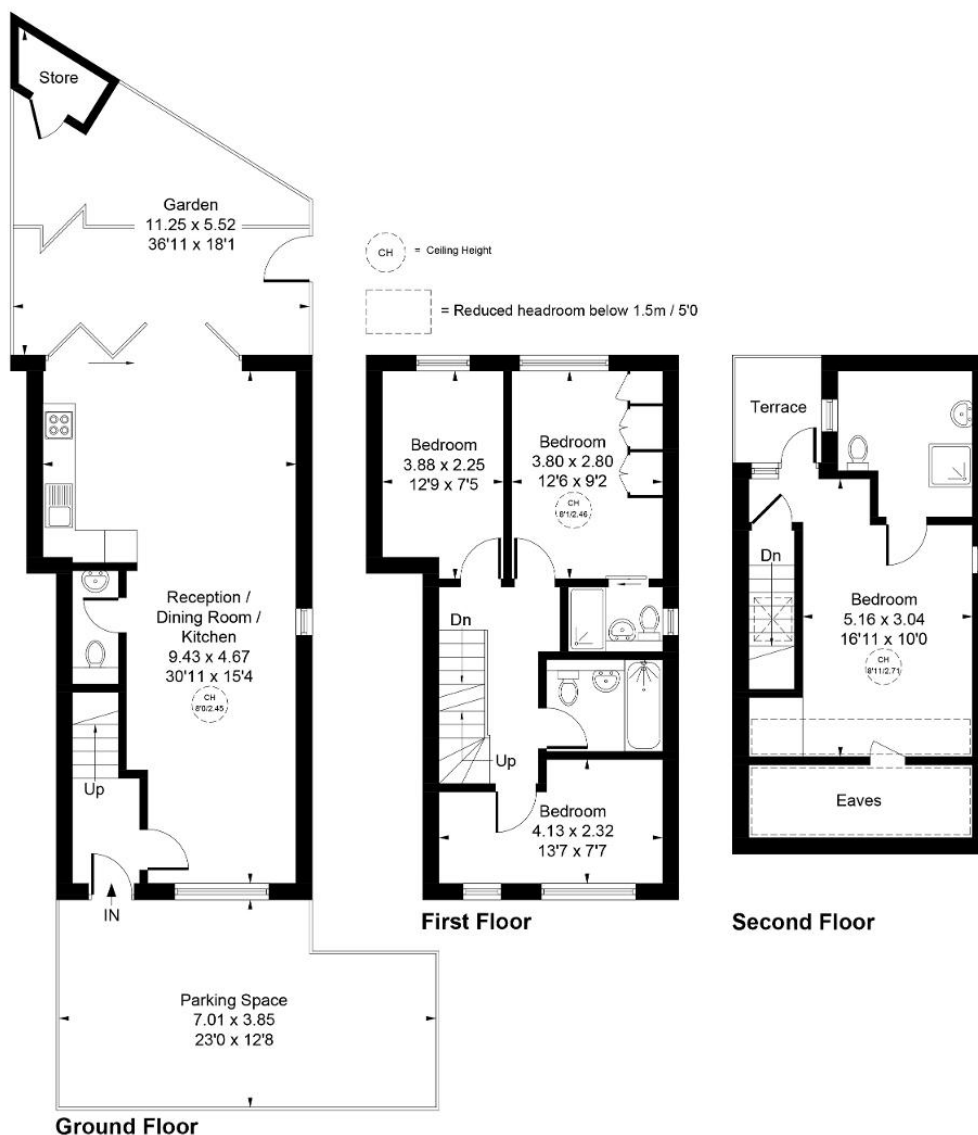
For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

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 = 111.78 sq m / 1203 sq ft
(Excluding Eaves & Store)



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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 86 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |