

## ELFWINE ROAD, HANWELL



£499,950

Much improved by the current owners, this attractive semi-detached home offers nicely-presented, contemporary accommodation set within a popular and convenient conservation area. The ground floor features a generous, separate reception room, complemented by a stylish modern fitted kitchen/diner designed for everyday living. Upstairs, two well-proportioned bedrooms are served by the modern fitted bathroom. To the rear, the delightful rear garden is a particular highlight, with a large timber deck and pergola, while the benefit of off-street parking further enhances the property's appeal. Ideally located for local shops, schools and transport links, this superb home combines convenience, style and practicality, making it an excellent choice for a wide range of buyers.

# TUFFIN & WREN

*Independent Estate Agents*



## Further Information

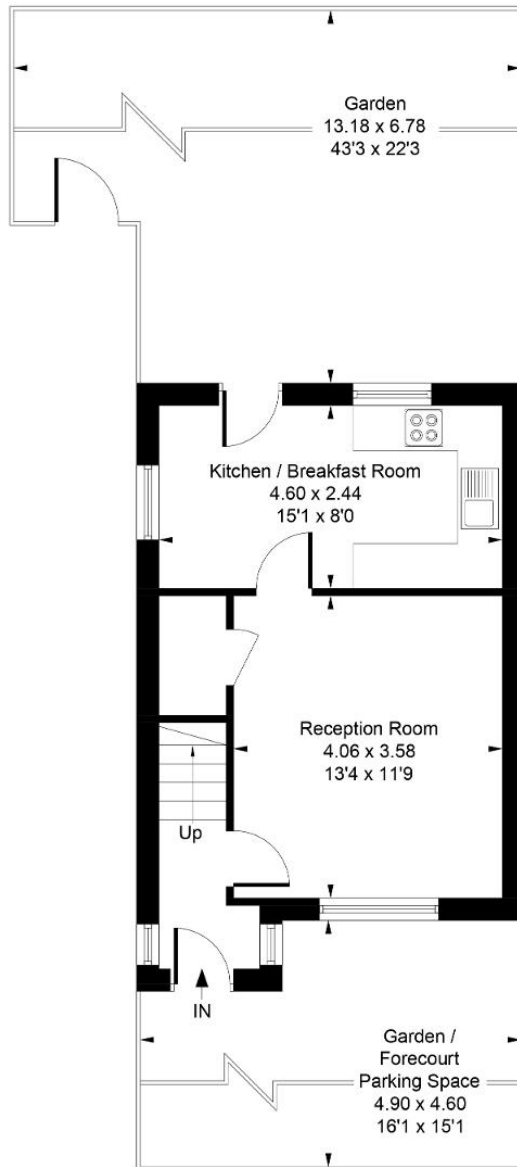
For more details please call us on **020 8840 0993** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

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.

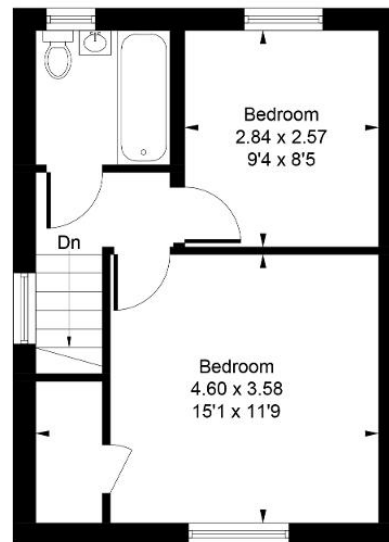
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Approximate Gross Internal Area  
61.00 sq m / 657 sq ft



**Ground Floor**



**First 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 PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

### Anti-Money Laundering Requirements

In accordance with the UK's Anti-Money Laundering Regulations, all prospective purchasers are required to complete identity verification and provide satisfactory evidence of source of funds prior to the progression of any transaction. Compliance with these requirements is mandatory and will be conducted on our behalf by Coadjute, our compliance partner. A one-off non-refundable fee of £45 + VAT is payable per applicant in respect of this verification process. Further details are available upon request.