

MILTON ROAD, HANWELL



£799,950

Tuffin & Wren are delighted to offer for sale this deceptively spacious, Edwardian family home situated in the sought after 'Poets Corner' enclave of Hanwell and just moments from its Elizabeth line station, shops, schools and famed green spaces. The property boasts sympathetically extended and refurbished, generously proportioned living accommodation that includes 3 good-sized bedrooms, 2 large separate reception rooms and a very stylish 350+ sqft kitchen/dining room. The property also features a modern first-floor family bathroom, the handy utility/laundry and downstairs shower rooms and further benefits from its very generous, southerly facing garden, complete with large paved patio and outbuilding.

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 = 119.97 sq m / 1291 sq ft
 Outbuilding = 22.19 sq m / 239 sq ft
 Total = 142.16 sq m / 1530 sq ft



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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		