

BROWNING AVENUE, HANWELL

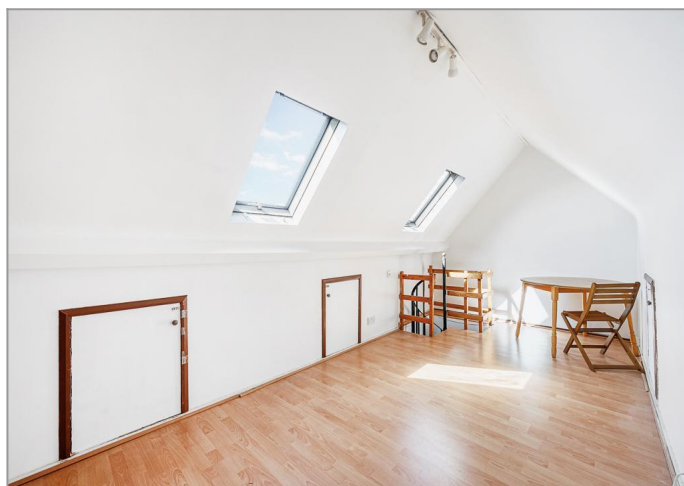


£575,000

Tuffin & Wren are delighted to offer this spacious, well-appointed terrace family home situated within easy reach of local amenities and the popular Hobbayne & Drayton Manor Schools. Features include; 3 bedrooms, a generous reception room and a superb fitted kitchen/dining room. The property also benefits from a modern family bathroom, the handy loft storage room, a large south-westerly facing rear garden and off street parking to the front. The property is also now vacant and therefore, has no onward chain!

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.

Browning Avenue

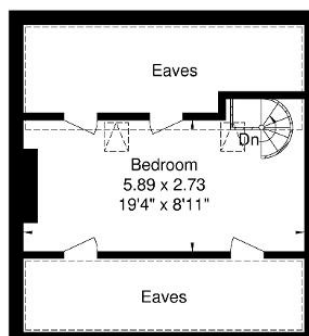
Approximate Gross Internal Area = 91.6 sq m / 985 sq ft
Eaves / Reduced Headroom = 22.0 sq m / 237 sq ft
Total = 113.6 sq m / 1222 sq ft



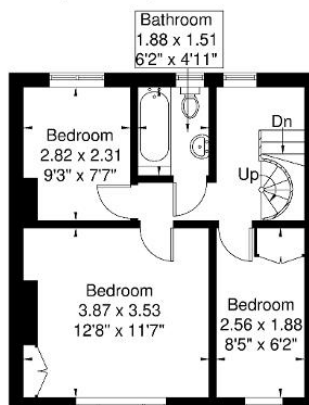
 = Reduced headroom below 1.5m / 5'0"



Ground Floor
38.3 sq m / 412 sq ft



Second Floor
15.0 sq m / 161 sq ft
Eaves / Reduced Headroom
22.0 sq m / 237 sq ft



First Floor
38.3 sq m / 412 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		