

GREENFORD AVENUE, HANWELL



£850,000

Introducing a truly exceptional opportunity in the heart of Hanwell! This substantial semi-detached 'corner house' boasts extensive living space, perfect for larger families or savvy investors looking to capitalise on a prime location, just minutes from many amenities. This generous home has been thoughtfully extended and now boasts an impressive 2371 sqft of 'halls-adjointing' accommodation that features; a huge open-plan kitchen/dining room, two separate reception rooms and a guest bedroom or third reception room on the ground floor. There are four double bedrooms and four bathrooms (3 of them ensuite) spread over the upper floors and other benefits include the handy downstairs shower room and no onward chain. Outside, the sunny westerly facing garden includes a driveway that offers ample off-street parking. Don't miss an opportunity to own this unique property, in a sought-after location with endless potential - contact us now to arrange a viewing.

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.

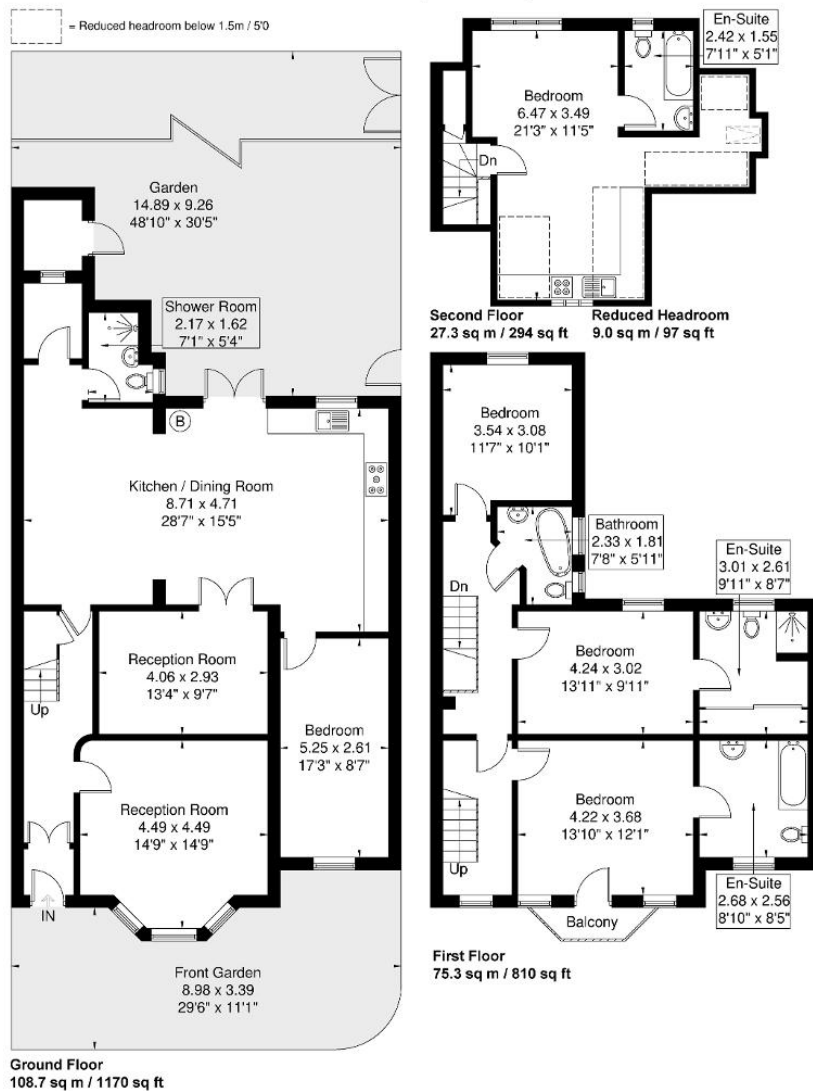
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Greenford Avenue

Approximate Gross Internal Area = 211.3 sq m / 2274 sq ft

Reduced Headroom = 9.0 sq m / 97 sq ft

Total = 220.3 sq m / 2371 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		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		