

BERESFORD AVENUE, HANWELL



£749,950

Tuffin & Wren are privileged to offer for sale this superbly-presented, semi-detached family home situated in a popular and convenient residential location. Much improved by the present owners, the property now boasts spacious, contemporary styled living accommodation that features; 3 bedrooms, a separate reception room and a wonderful, open-plan kitchen/dining/entertaining space with stylish, integrated fitted kitchen/breakfast area. Other benefits include the luxuriously appointed first floor family bathroom, handy downstairs WC and a very generous & relatively secluded rear garden, complete with detached garage approached via the rear access way.

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.

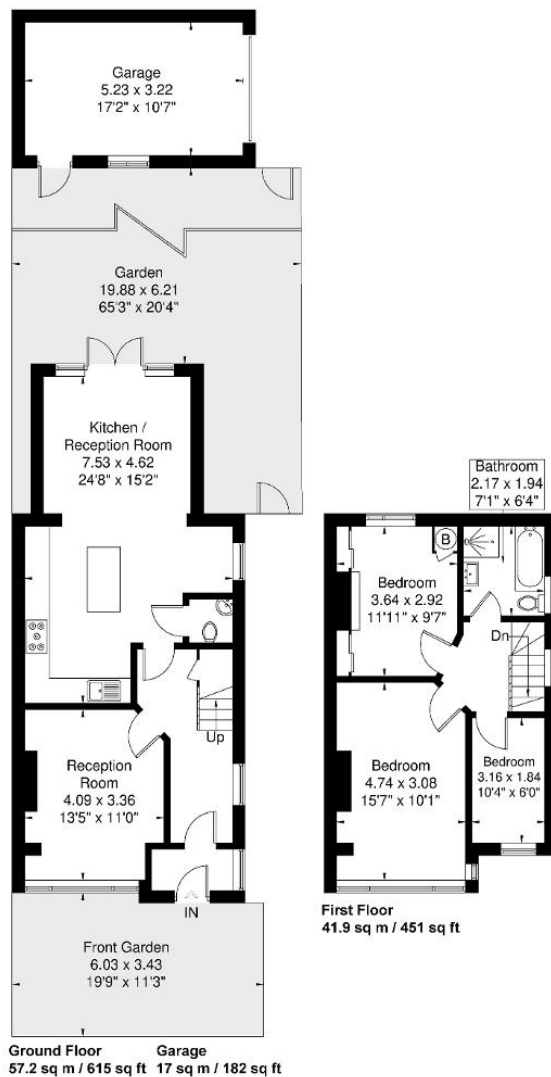
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Beresford Avenue

Approximate Gross Internal Area = 99.1 sq m / 1066 sq ft

Garage = 17 sq m / 182 sq ft

Total = 116.1 sq m / 1248 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		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		