

BEECHMOUNT AVENUE, HANWELL



£679,950

Tuffin & Wren are delighted 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 extended, contemporary styled living accommodation that features; 3 bedrooms and 2 separate reception rooms, the rear one partially open-plan with a wonderful, integrated fitted kitchen/breakfast area. Other benefits include the luxuriously appointed first floor family bath & shower room and a very generous, 75'+ (north) westerly facing rear garden, complete with large patio and shed.

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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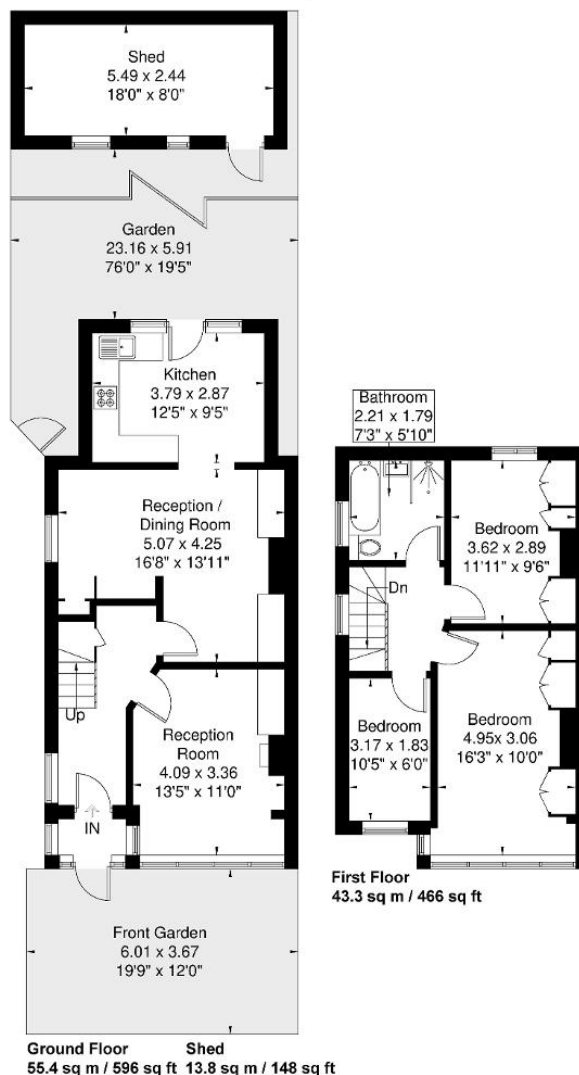
Independent Estate Agents

Beechmount Avenue

Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft

Shed = 13.8 sq m / 148 sq ft

Total = 112.5 sq m / 1210 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		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		