

## BERESFORD AVENUE, HANWELL



£750,000

Tuffin & Wren are delighted to offer for sale an appealing semi-detached family home, situated on an unusually wide plot on the southern side of this popular road in 'Elthorne Heights'. Boasting extended, bright & spacious living accommodation over its 2 floors with 3 bedrooms and 2 through reception rooms that are open-plan with the modern fitted kitchen/dining room. Other benefits include a fully-tiled family bathroom, handy downstairs WC (thats big enough to convert into a downstairs shower and/or utility room), the large and sunny, southerly facing rear garden complete with double garage and off street parking and is now being offered for sale with 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](mailto:homes@tuffin-wren.co.uk).

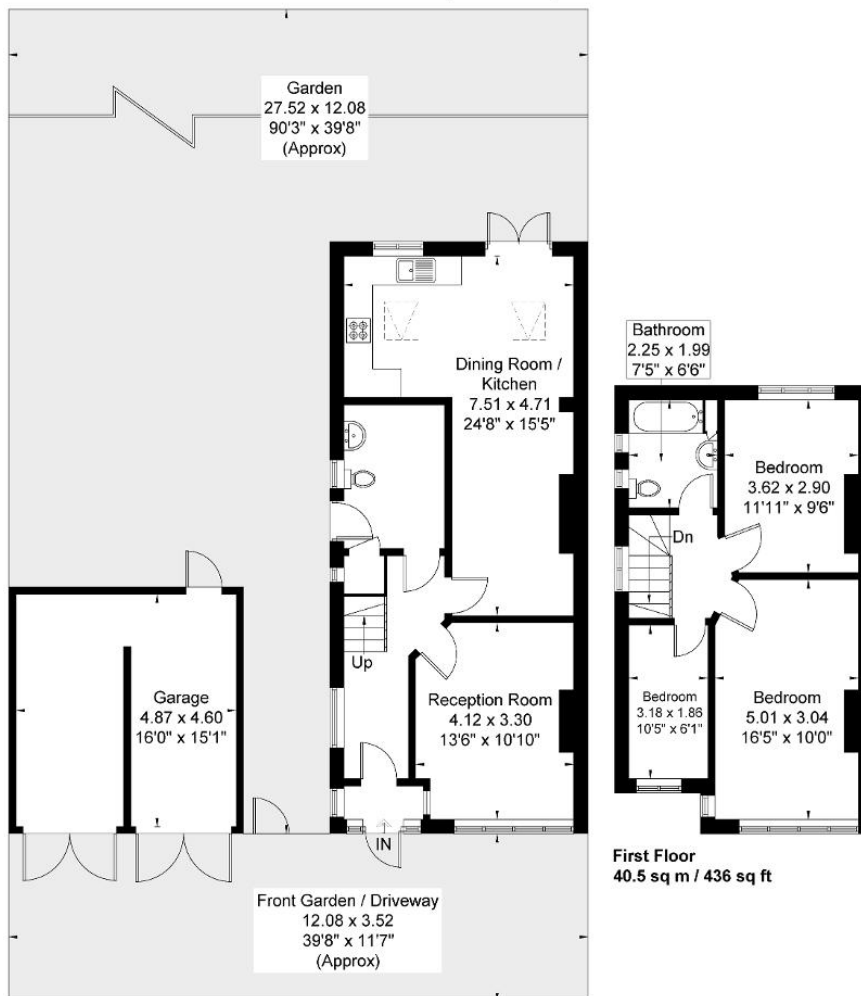
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

## Beresford Avenue

Approximate Gross Internal Area = 96.9 sq m / 1043 sq ft

Garage = 22.3 sq m / 240 sq ft

Total = 119.2 sq m / 1283 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             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |