

GOLDEN MANOR, HANWELL



£850,000

Tuffin & Wren are privileged to offer to the market this exclusive family home situated in a gated development in Hanwell's prestigious 'Golden Manor' enclave. Boasting generous, light-filled living spaces set over three floors, this recently-built home features a large open-plan living/kitchen/dining room and handy downstairs cloakroom/WC on the ground floor with 4 double bedrooms, 1 bathroom and 2 en-suite shower rooms on the upper floors. Other benefits include 2 roof terraces off of the principal bedrooms, private and communal southerly facing gardens, off street parking and the use of quality fittings & finishes throughout!

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.

TUFFIN & WREN

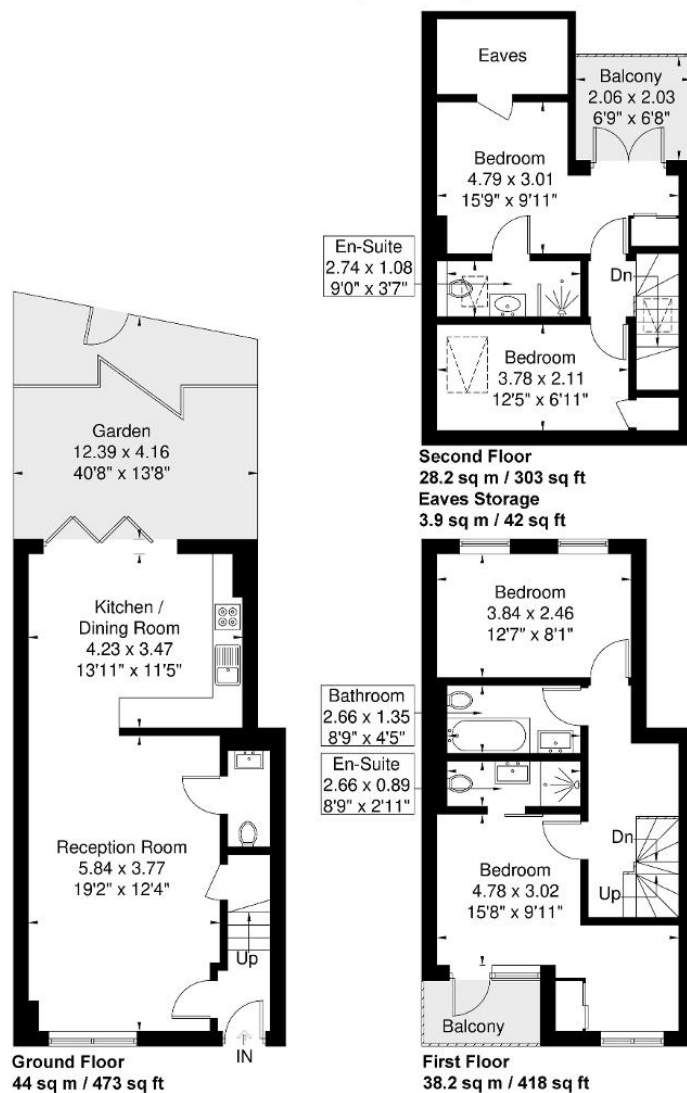
Independent Estate Agents

Golden Manor Road

Approximate Gross Internal Area = 109.4 sq m / 1177 sq ft

Eaves = 3.9 sq m / 42 sq ft

Total = 113.3 sq m / 1219 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		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		