

YORK AVENUE, HANWELL



£965,000

Superbly located right in the centre of Hanwell, just moments from an excellent range of shops, Elizabeth line station and other amenities, this beautifully-presented period family home benefits from generous living spaces and modern, stylish interiors. The ample semi-detached accommodation is arranged over 3 storeys and now boasts two interconnecting reception rooms, a stunning open-plan kitchen/breakfast room with separate dining area and sun lounge and a most spacious principal bedroom with stylish en suite bathroom. Other features include a guest bedroom with en suite shower room, three further bedrooms and the superb, fully-tiled family bathroom. There's a wonderfully secluded, southerly facing landscaped rear garden and handy downstairs WC too.

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.

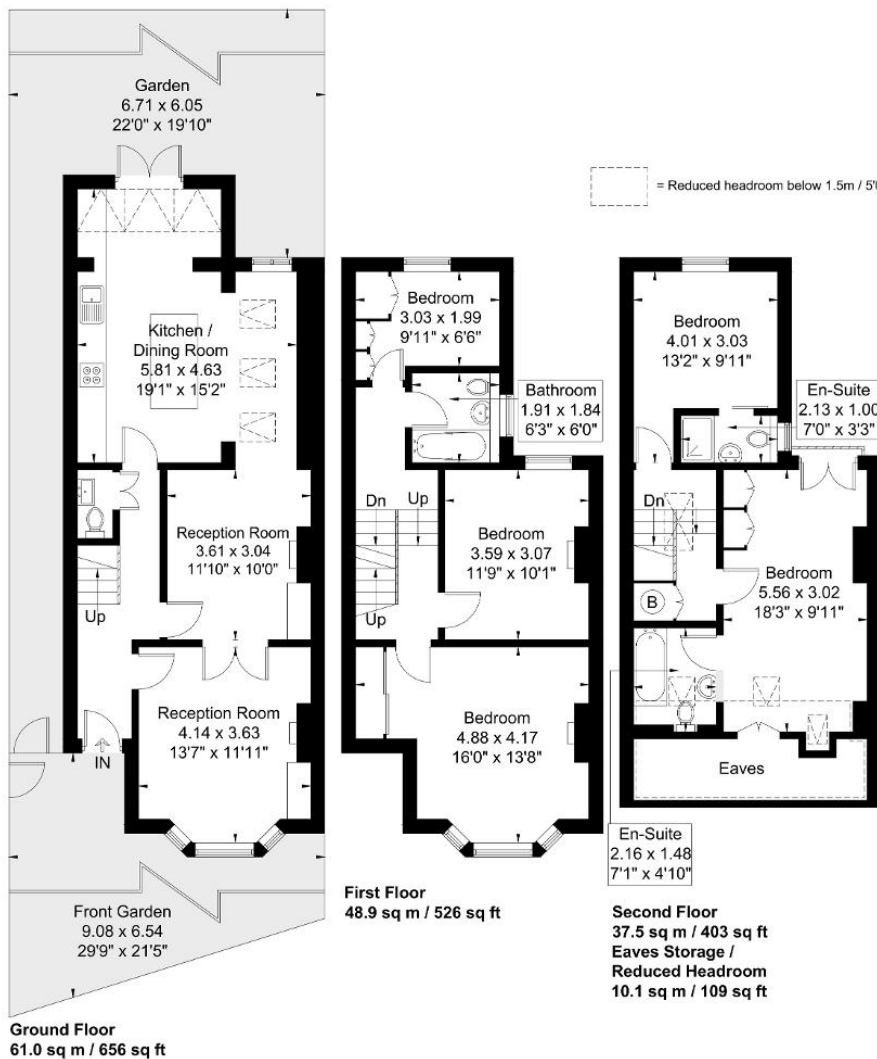
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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Approximate Gross Internal Area = 147.4 sq m / 1586 sq ft
Eaves Storage / Reduced Headroom = 10.1 sq m / 109 sq ft
Total = 157.5 sq m / 1695 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		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		