

## YORK AVENUE, HANWELL



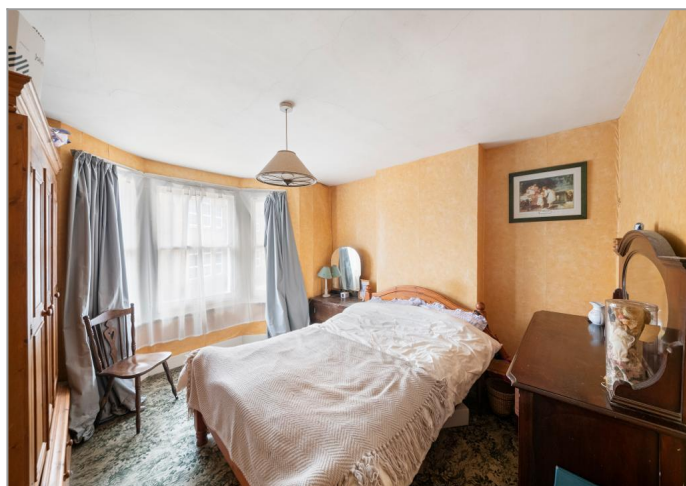
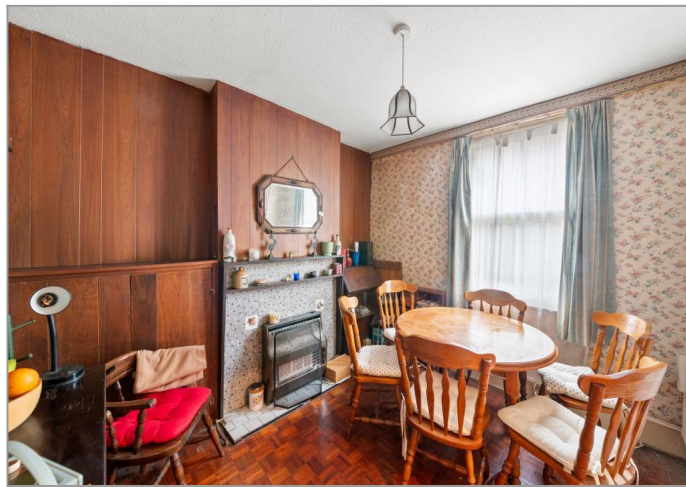
£649,950

Superbly located right in the centre of Hanwell, just moments from an excellent range of shops, Elizabeth line station and other amenities, this quite unique, detached period family home benefits from generous living spaces and a southerly facing rear garden. With three good-sized bedrooms and two separate reception rooms, the existing accommodation is already well balanced but is undoubtedly now ready for a sympathetic modernisation, allowing a discerning purchaser to design and create a larger, bespoke family residence tailored to their own requirements. Other benefits include a family bathroom with separate WC and a southerly facing rear garden with large outbuilding. The property is also offered for sale with the added benefit of no onward chain, providing a blank canvas for those looking to add significant value while creating a truly impressive home!



# 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.

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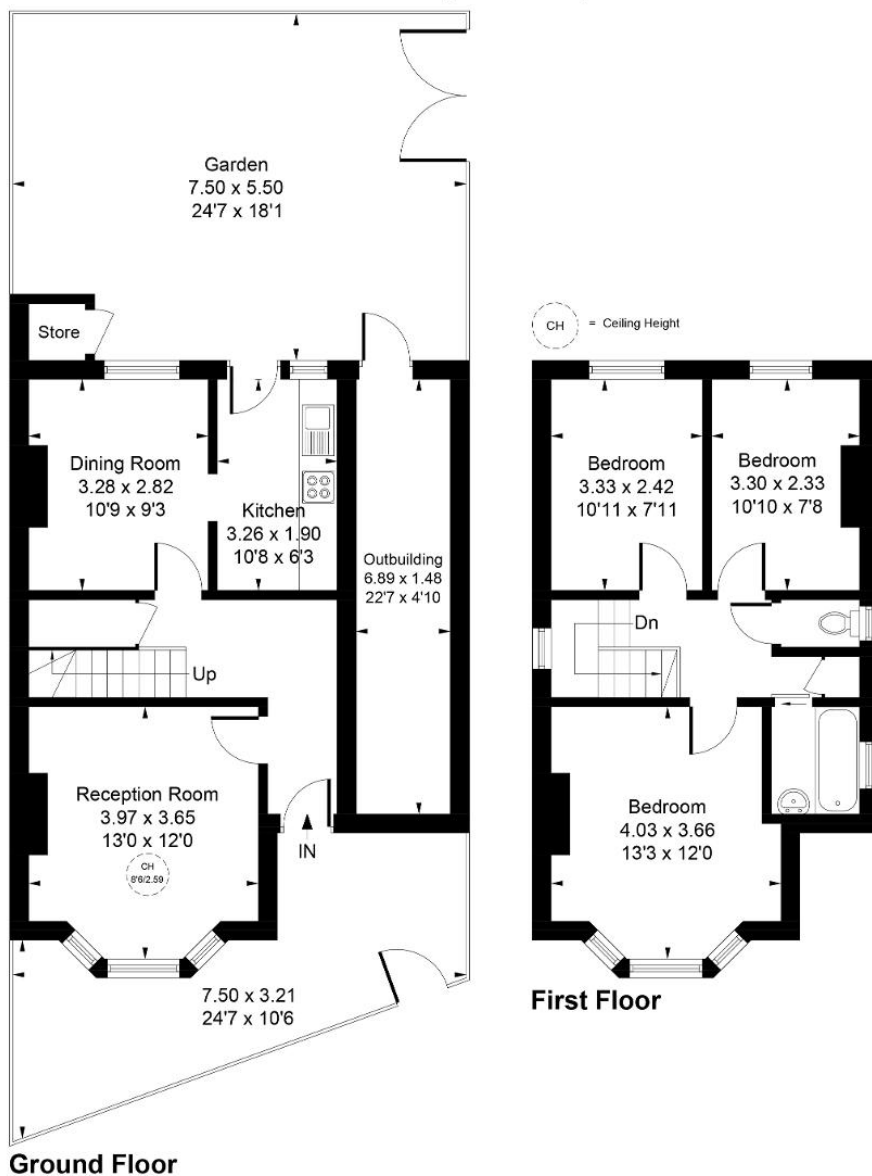
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Approximate Gross Internal Area = 82.58 sq m / 889 sq ft

Outbuilding = 10.52 sq m / 113 sq ft

Store = 0.81 sq m / 9 sq ft

Total = 93.91 sq m / 1011 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		