

## BROWNING AVENUE, HANWELL



£499,950

Much improved by the current owners, this attractive mid-terrace home offers beautifully presented, contemporary accommodation set within a popular and convenient conservation area. The ground floor features a generous, separate reception room, complemented by a stylish modern fitted kitchen/breakfast room designed for everyday living. Upstairs, two well-proportioned bedrooms are served by a superbly appointed bathroom, finished to a very high standard and to the rear, a large landscaped garden is a particular highlight. Ideally located for local shops, schools and transport links, this superb home combines convenience, style and practicality, making it an excellent choice for a wide range of buyers.

# 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).

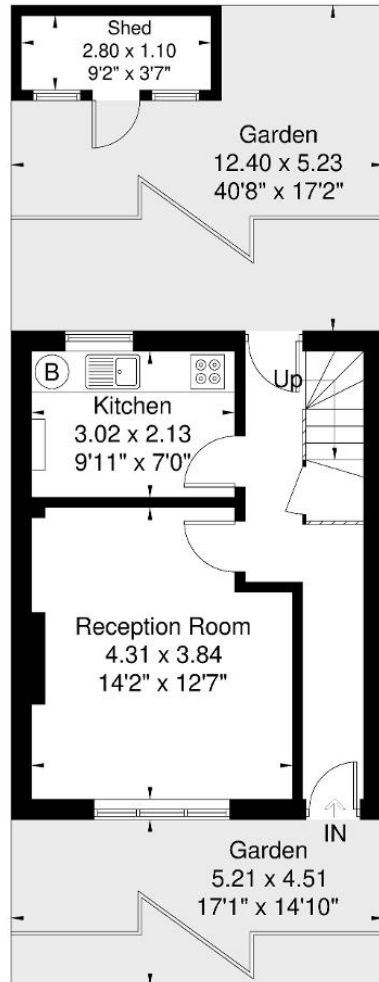
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

## Browning Avenue

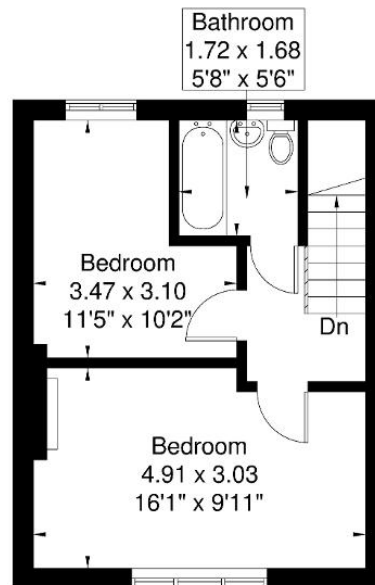
Approximate Gross Internal Area = 66 sq m / 710 sq ft

Shed = 3.2 sq m / 34 sq ft

Total = 69.2 sq m / 744 sq ft



**Ground Floor** **Shed**  
33.1 sq m / 356 sq ft 3.2 sq m / 34 sq ft



**First Floor**  
32.9 sq m / 354 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		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		