

HALL DRIVE, HANWELL



£625,000

Much improved by the current owners, this most appealing, extended family home offers light, spacious and beautifully presented contemporary accommodation within a popular and convenient conservation area. The ground floor centres on impressive open-plan living/dining spaces, complemented by a stylish fitted kitchen area and heated herringbone floors - designed for both entertaining and everyday living alike. Upstairs, two well-proportioned bedrooms are served by the superb refitted cloakroom and the principal bedroom boasts a freestanding bath and wonderful westerly views. To the rear, a large landscaped garden provides an excellent outdoor space that includes a raised deck patio, just perfect for al fresco dining. Ideally positioned for local shops, schools and transport links, this stunning home combines convenience, style and practicality, making it an excellent choice for a wide range of buyers.

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Further Information

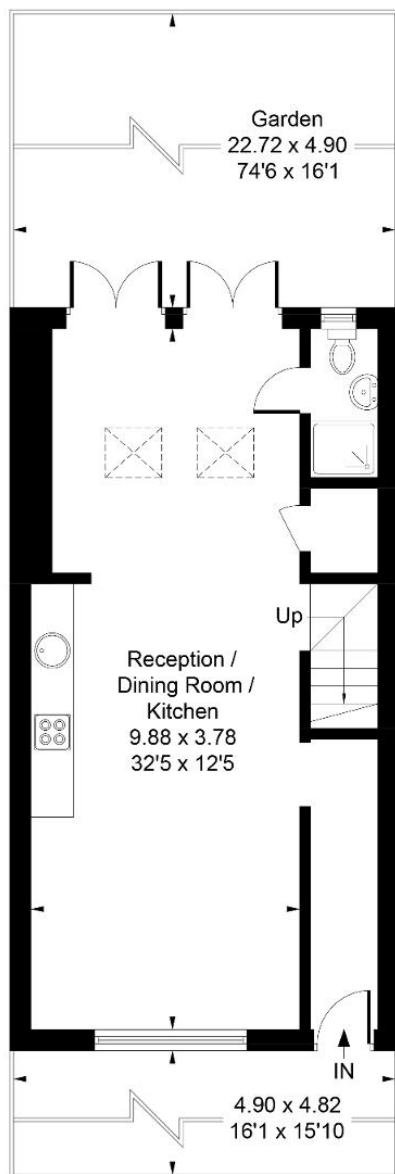
For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

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.

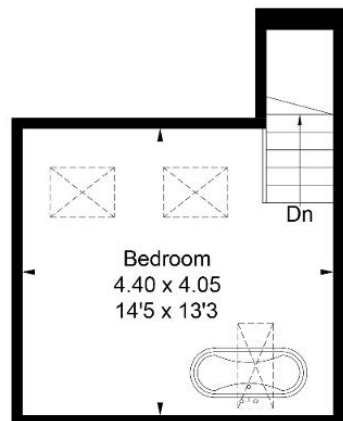
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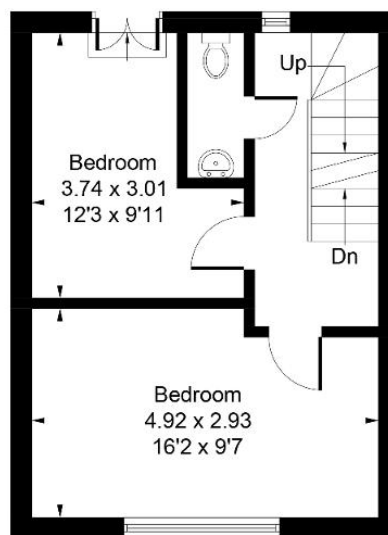
Approximate Gross Internal Area
101.07 sq m / 1088 sq ft



Ground Floor



Second Floor



First Floor

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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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Anti-Money Laundering Requirements

In accordance with the UK's Anti-Money Laundering Regulations, all prospective purchasers are required to complete identity verification and provide satisfactory evidence of source of funds prior to the progression of any transaction. Compliance with these requirements is mandatory and will be conducted on our behalf by Coadjute, our compliance partner. A one-off non-refundable fee of £45 + VAT is payable per applicant in respect of this verification process. Further details are available upon request.