

MYRTLE GARDENS, HANWELL



£895,000

Tuffin & Wren are delighted to present this truly impressive family residence, conveniently positioned in the heart of 'Hanwell Village'. Thoughtfully extended and extensively remodelled by the present owners, it now offers spacious, well-balanced and light-filled accommodation arranged over three floors. The ground floor centres around beautifully presented open-plan living, kitchen and dining spaces, ideal for modern family life and effortless entertaining. Upstairs, the generous principal bedroom features a stylish en-suite shower room, with three further bedrooms served by a contemporary family bathroom. A useful utility room and downstairs cloakroom add further convenience. Venture outside and the landscaped north-westerly facing garden provides the perfect setting for relaxing, working or entertaining. Combining village atmosphere, excellent transport links, everyday amenities and abundant green space, this truly is a perfect home for modern family living.

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Further Information

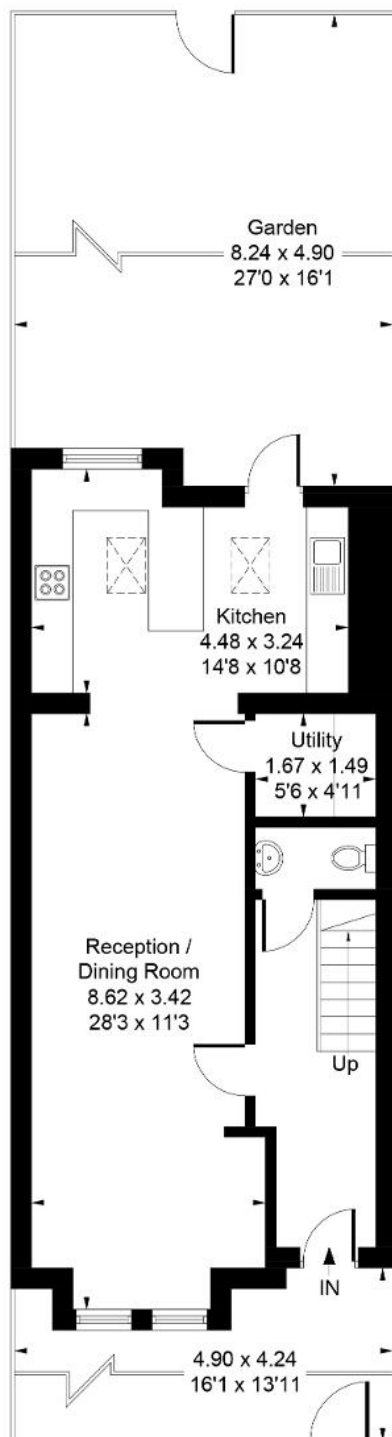
For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

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.

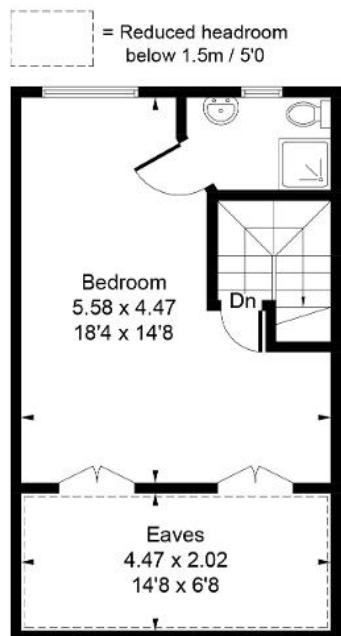
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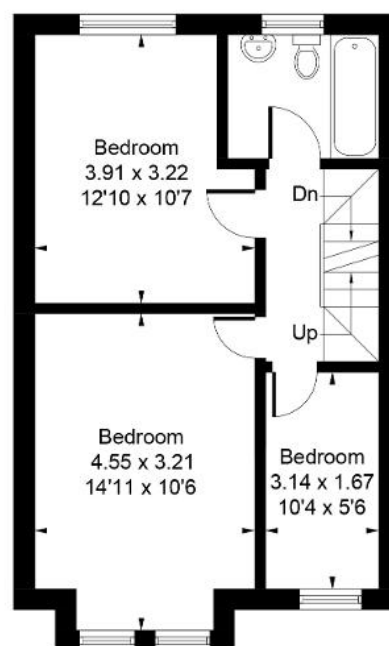
Approximate Gross Internal Area = 122.80 sq m / 1322 sq ft
(Excluding Eaves)



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		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	1 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.