

## YORK AVENUE, HANWELL



£650,000

Superbly located right in the centre of Hanwell, just moments from an excellent range of shops, Elizabeth line station and other amenities, this handsome period family home benefits from generous living spaces and a southerly facing rear garden. With three bedrooms and two separate reception rooms, there is ample existing accommodation already, but it 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 modern downstairs shower room and vehicular rear access to covered off street parking. The property is also offered for sale with the added benefit of no onward chain, providing a blank canvas for those looking to add value while creating an impressive home for themselves.

# TUFFIN & WREN

*Independent Estate Agents*



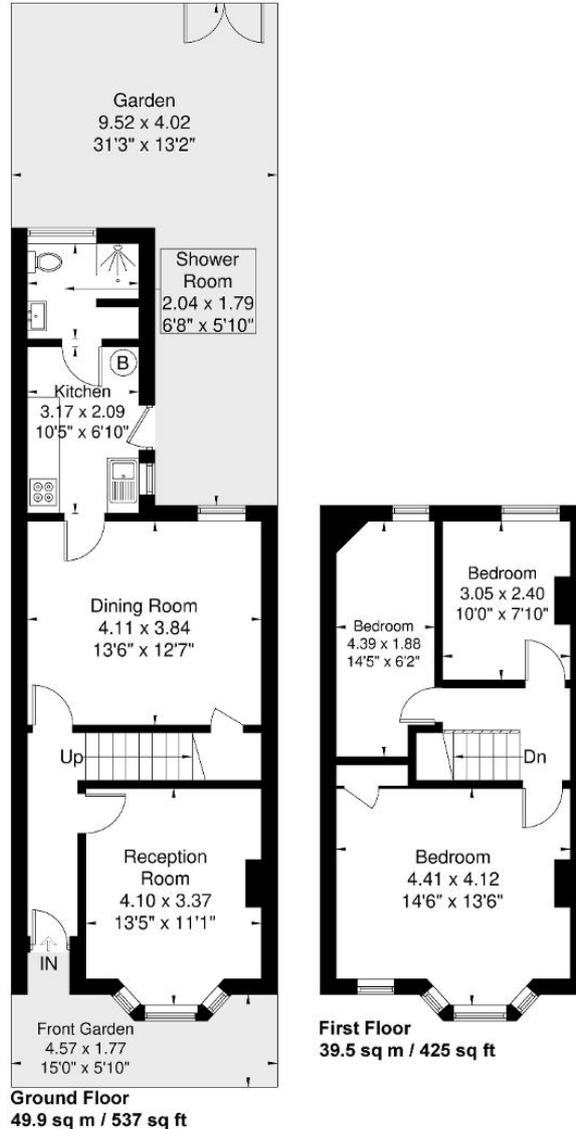
## Further Information

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.

## York Avenue

Approximate Gross Internal Area = 89.4 sq m / 962 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		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		