

## BEECHMOUNT AVENUE, HANWELL



£599,999

Tuffin & Wren are privileged to offer for sale this nicely-presented, semi-detached family home situated in a popular and convenient residential location, close to many amenities. The property now boasts extended, spacious living accommodation that features; 3 bedrooms and a shower room on the upper floor, together with through reception rooms, a modern fitted kitchen and a large utility/summer room on the ground floor. The property is now vacant and chain free and is further enhanced by its large (north-)westerly facing rear garden, its potential for off street parking and for further expansion.

# 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).

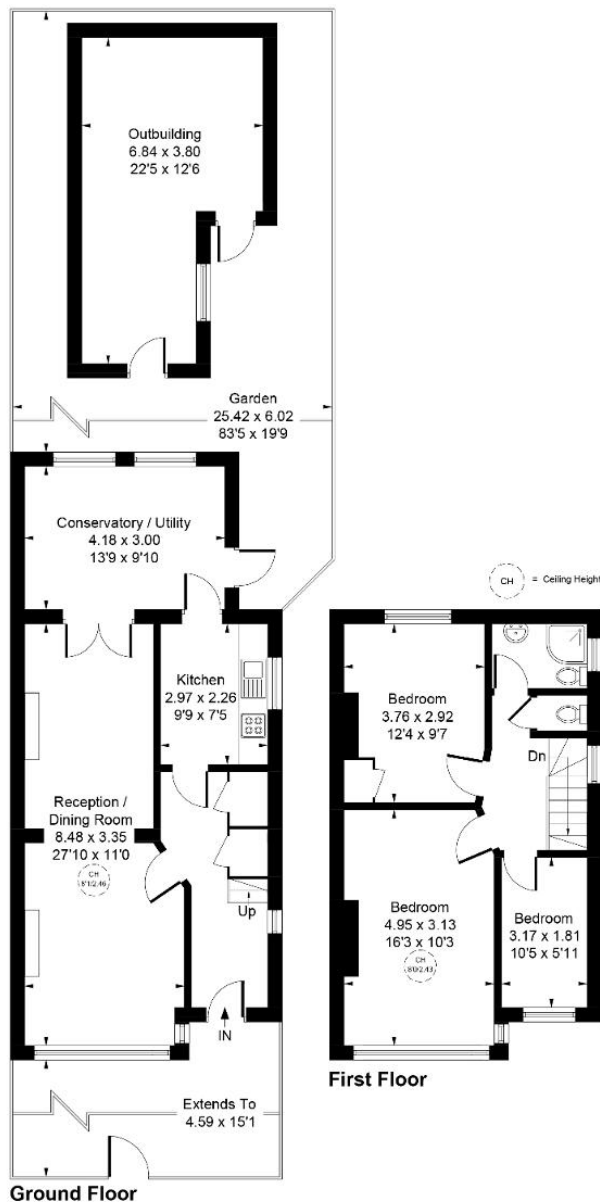
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.



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Approximate Gross Internal Area = 101.34 sq m / 1091 sq ft  
 Outbuilding = 21.89 sq m / 236 sq ft  
 Total = 123.23 sq m / 1327 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		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		