

SEWARD ROAD, HANWELL



£1,150,000

Tuffin & Wren are privileged to offer this beautifully redesigned Edwardian 'halls-adjoining' semi-detached house, where period character blends seamlessly with thoughtful contemporary design. Extended and remodelled to create almost 2,000 sqft of carefully considered living space, the house combines generous period proportions with a distinctly modern sense of style. The welcoming hallway and separate reception room retain lofty ceilings, original features and elegant mouldings, while the impressive open-plan kitchen, dining and living space forms the natural social hub of the home, equally suited to relaxed family life and entertaining alike. Upstairs, the five double bedrooms provide exceptional flexibility, complemented by beautifully appointed bathrooms with clean lines and a subtle boutique-hotel feel. Outside, the leafy rear garden offers a secluded retreat and altogether, this is a home with history, heart and just the right amount of contemporary swagger!

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.

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.

Seward Road

Approximate Gross Internal Area = 162 sq m / 1744 sq ft
 Eaves Storage / Reduced Headroom = 14.3 sq m / 154 sq ft
 Store = 6.6 sq m / 71 sq ft
 Total = 182.9 sq m / 1969 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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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 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.