

BRIDGE AVENUE, HANWELL



£2,800 PER MONTH

Tuffin & Wren are delighted to offer this well-presented and extended four-bedroom family home, offering spacious and versatile accommodation arranged over three floors. The property features a stylish open-plan living/kitchen/dining area to the rear, ideal for modern living, along with a separate reception room and a bright conservatory overlooking the garden. The loft conversion provides an additional generous bedroom, complemented by a superb family bathroom and a contemporary shower room. Externally, there is a westerly facing garden, perfect for afternoon and evening sun, plus the added benefit of a garage and off-street parking - a fantastic rental opportunity for families seeking space, comfort and convenience.

TUFFIN & WREN

Independent Estate Agents



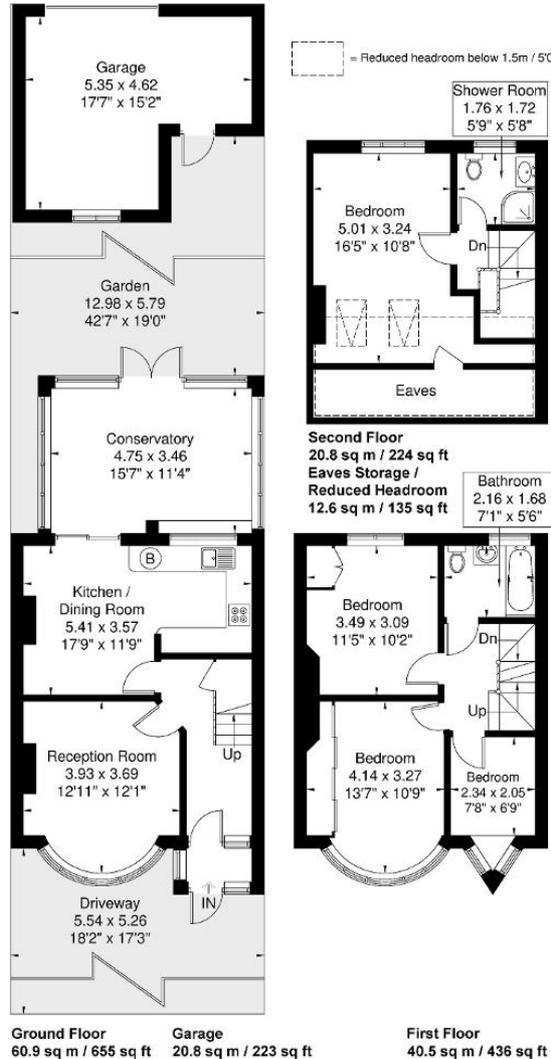
Further Information

For more details please call us on **020 8840 0993** or send an email to rent@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.

Bridge Avenue

Approximate Gross Internal Area = 122.2 sq m / 1315 sq ft
 Eaves Storage / Reduced Headroom = 12.6 sq m / 135 sq ft
 Garage = 20.8 sq m / 223 sq ft
 Total = 155.6 sq m / 1673 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	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		