

ELTHORNE AVENUE, HANWELL



£899,950

This most handsome Edwardian home has been extensively refurbished and thoughtfully modernised by the current owners, restoring its period character while introducing a considered contemporary aesthetic throughout. At its heart is a striking, glazed pitched-roof kitchen and dining extension, creating a wonderful light-filled space with a strong connection to the landscaped southerly facing garden. The two adjoining 'through' reception rooms and a downstairs WC provide further flexibility for family life and entertaining alike. Upstairs are three well-proportioned double bedrooms, complemented by a beautifully appointed bathroom with a timeless period-inspired style. Combining the proportions and character of a period home with carefully considered modern interventions, this is a beautifully balanced house, ideally suited to contemporary family living.

TUFFIN & WREN

Independent Estate Agents



Further Information

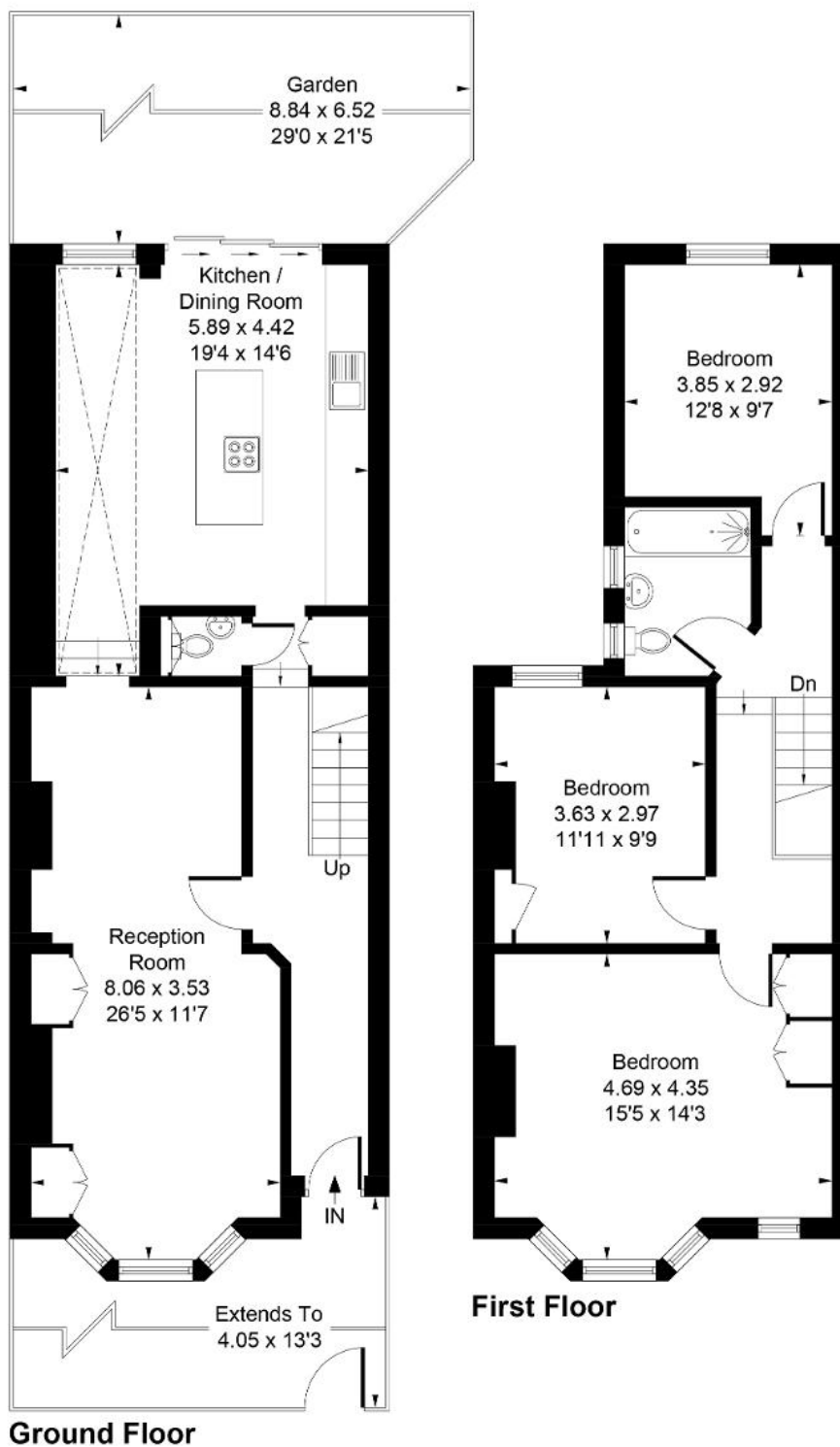
For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

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.

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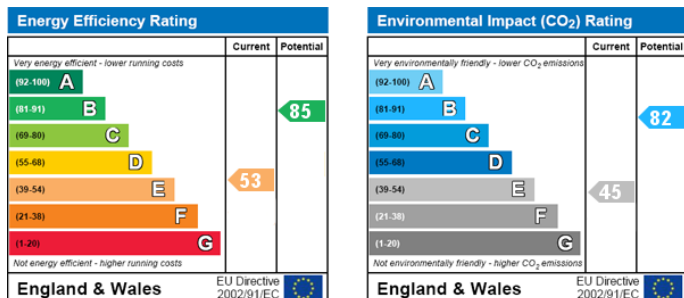
Approximate Gross Internal Area
118.85 sq m / 1279 sq ft



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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ENERGY PERFORMANCE RATING



Additional Information

Please note that Planning Permission has been granted (under Ref 232932HH/PP-12321318) for the conversion of the loft space into a luxurious principal bedroom with en-suite - although new owners wishing to proceed with such changes may prefer to configure this as two additional bedrooms. (This consent expires on 3 October 2026 however, it should be relatively straightforward to have reinstated.)

For more information please visit;

<https://pam.ealing.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RY03PZJMGUQ00>

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.