

## BENTLEY CLOSE, HANWELL

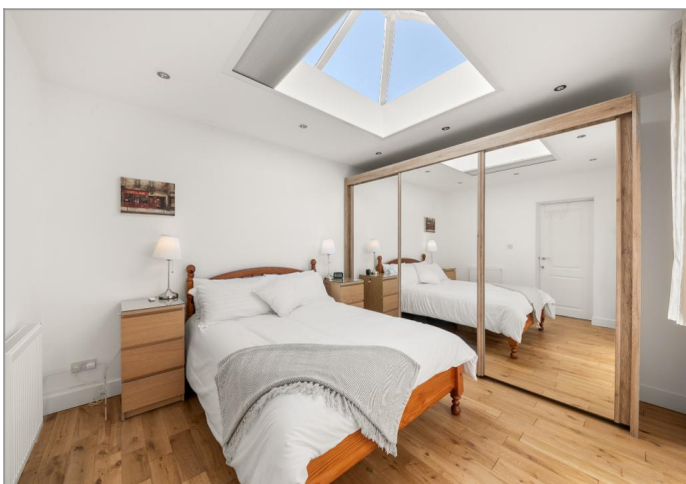


£875,000

Set within a discreet gated development in the heart of Hanwell, this contemporary house forms part of a small, carefully considered scheme, completed just over a decade ago and subsequently refined by the current owners. The flexible accommodation includes a generous reception room complemented by an open-plan kitchen and dining space, creating a natural centre for both everyday living and more sociable occasions. There is an additional guest bedroom, or perhaps a more formal dining room if preferred. Upstairs, four well-proportioned bedrooms include a principal bedroom with en-suite shower room. A family bathroom and additional ground floor shower room provide a practical layer to the plan. To the rear, a well-maintained garden extends the living space outdoors, while off-street parking to the front offers a valuable and convenient addition. The gated setting lends a sense of privacy, while remaining within easy reach of Hanwell's amenities, transport connections and green spaces.

# TUFFIN & WREN

*Independent Estate Agents*



## Further Information

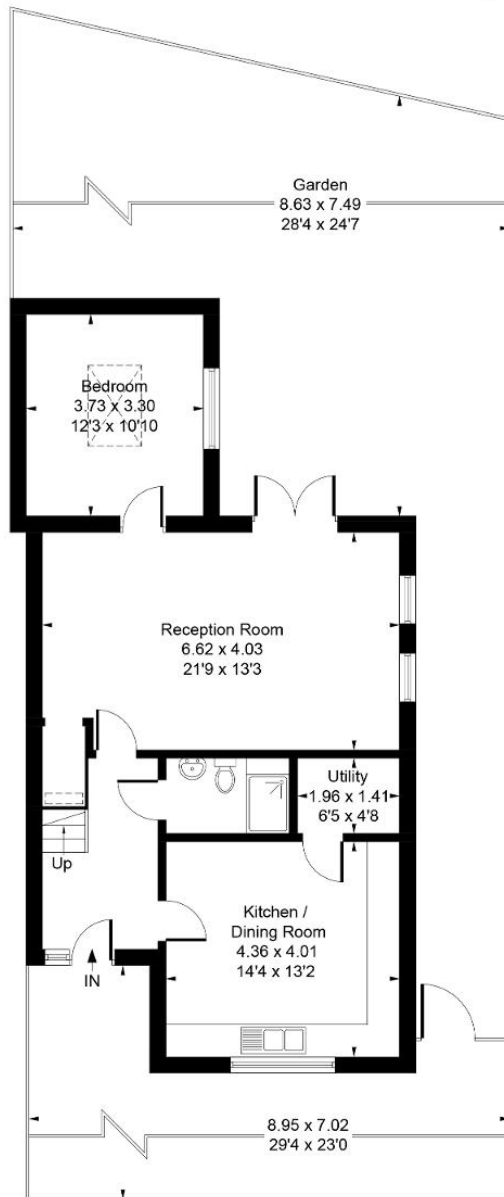
For more details please call us on **020 8840 0993** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

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.

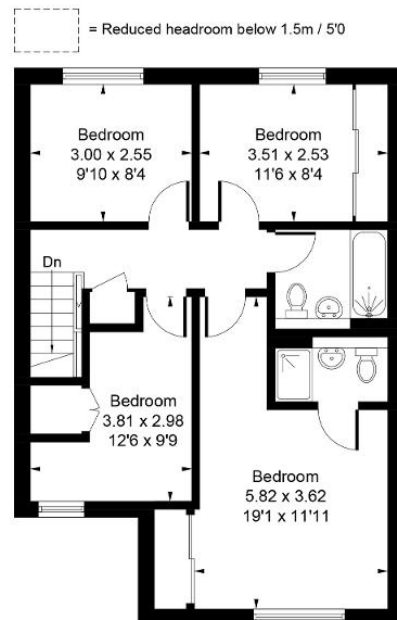
# TUFFIN & WREN

Independent Estate Agents

Approximate Gross Internal Area = 134.22 sq m / 1445 sq ft  
(Excluding Void)



**Ground Floor**



**First Floor**

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.

© Vizion Property Marketing Produced for Tuffin and Wren

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		