

## MAYFIELD GARDENS, HANWELL



£725,000

Tuffin & Wren are privileged to offer for sale this beautifully presented, semi-detached family home situated in a popular and convenient residential location. Expertly remodelled and refurbished by the present owners, the property now boasts light-filled, contemporary styled living accommodation that features; 3 bedrooms, a wonderful, open-plan living/kitchen/dining space with a superb integrated kitchen area and peninsular unit/breakfast bar. Other benefits include the luxurious family bathroom, a generous, southerly facing rear garden complete with garage and very handy off street parking.

# TUFFIN & WREN

*Independent Estate Agents*



## Further Information

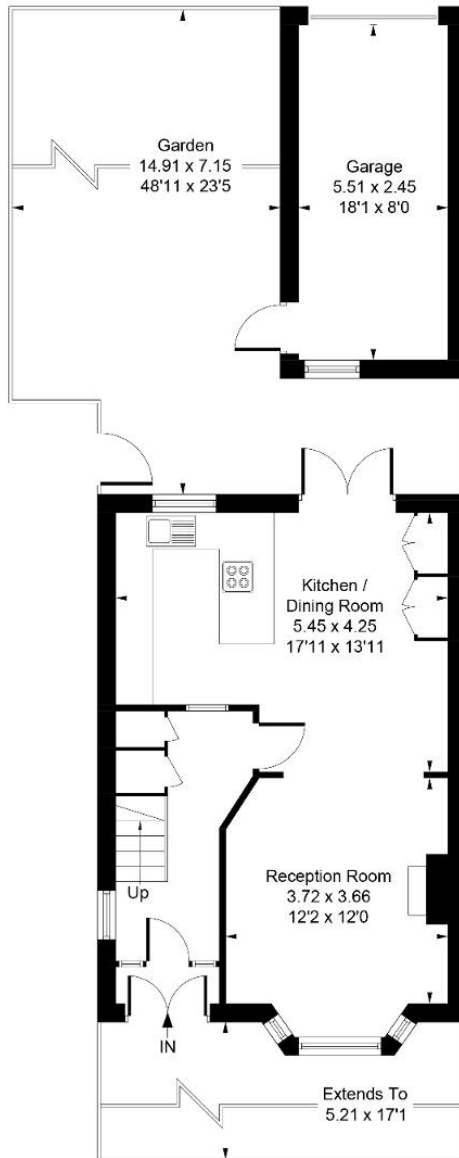
For more details please call us on **020 8840 0993** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

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.

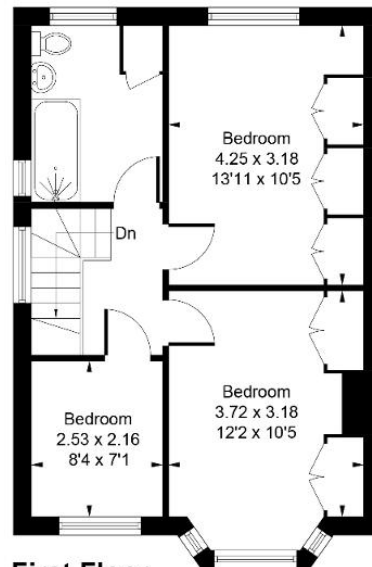
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Approximate Gross Internal Area = 89.80 sq m / 967 sq ft  
 Garage = 13.86 sq m / 149 sq ft  
 Total = 103.66 sq m / 1116 sq ft



**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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		