

NETHERAVON ROAD, HANWELL



£875,000

Situated in a prime cul-de-sac location just a stone's throw from the Elizabeth line, Tuffin & Wren are privileged to offer this appealing family residence for sale. Offering over 1400 sqft of sympathetically extended, extensively remodelled and superbly presented living spaces, the property features contemporary, open-plan living areas and a stylish integrated kitchen/dining room that's perfect for entertaining, set over the ground floor. Upstairs there's 3 good-sized bedrooms and a modern family bathroom on the first floor and a very generous principal bedroom with en-suite bathroom on the upmost level. The property also boasts a very handy downstairs shower room, a delightful southerly-facing rear garden and simply must be seen to be fully appreciated!

TUFFIN & WREN

Independent Estate Agents



Further Information

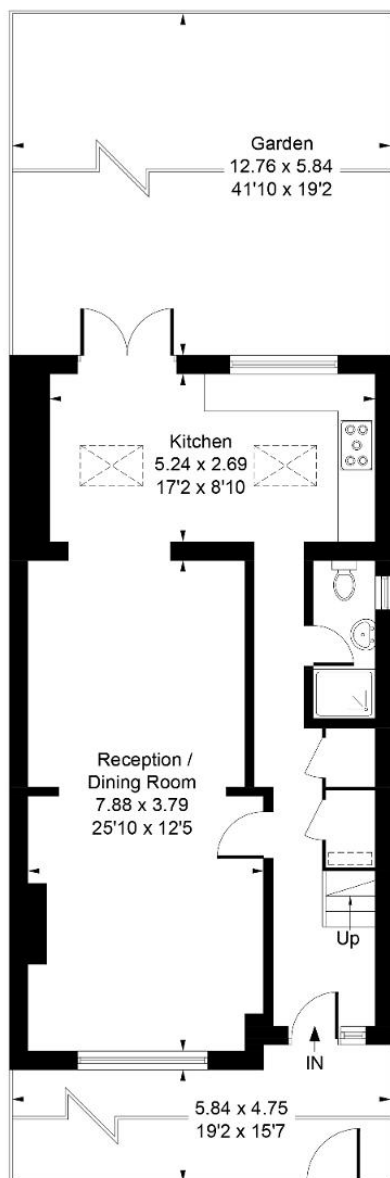
For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

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.

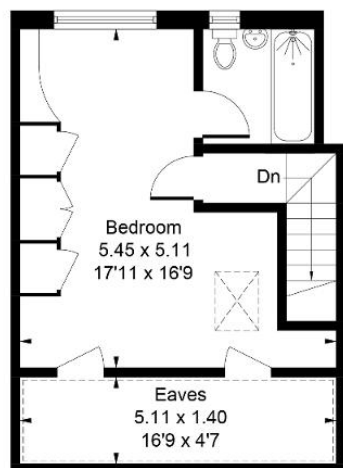
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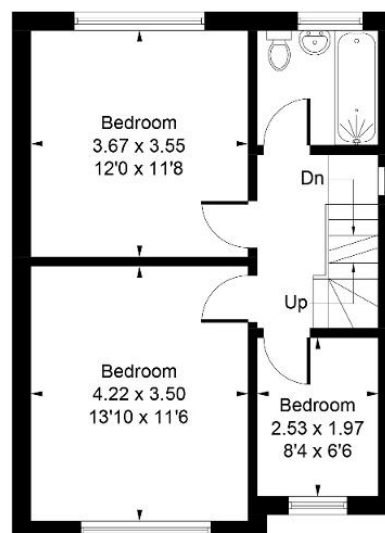
Approximate Gross Internal Area = 130.13 sq m / 1401 sq ft
(Excluding Eaves)



Ground Floor



Second Floor



First Floor

= Reduced headroom
below 1.5m / 5'0"

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	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.