

GROVE AVENUE, HANWELL



£1,095,000

A truly impressive halls-adjointing Edwardian residence, enviably positioned in one of Hanwell's most sought-after addresses. Extending to over 2,000 sq ft, this beautifully presented family home offers wonderfully light and generously proportioned accommodation arranged over three thoughtfully planned storeys. The ground floor is centred around a striking open-plan living, kitchen, dining space perfectly suited to modern family life and entertaining alike, complemented by a separate, more formal reception room. Further highlights include a versatile guest bedroom with en-suite shower room, useful utility room and a discreet cloakroom. Upstairs, the property continues to impress with four double bedrooms and a contemporary family shower room, all finished to an excellent standard. To the rear, a delightful westerly-facing garden provides a peaceful retreat and features a large two-roomed outbuilding, with the garden room offering excellent potential as a home office, studio or gym.

TUFFIN & WREN

Independent Estate Agents



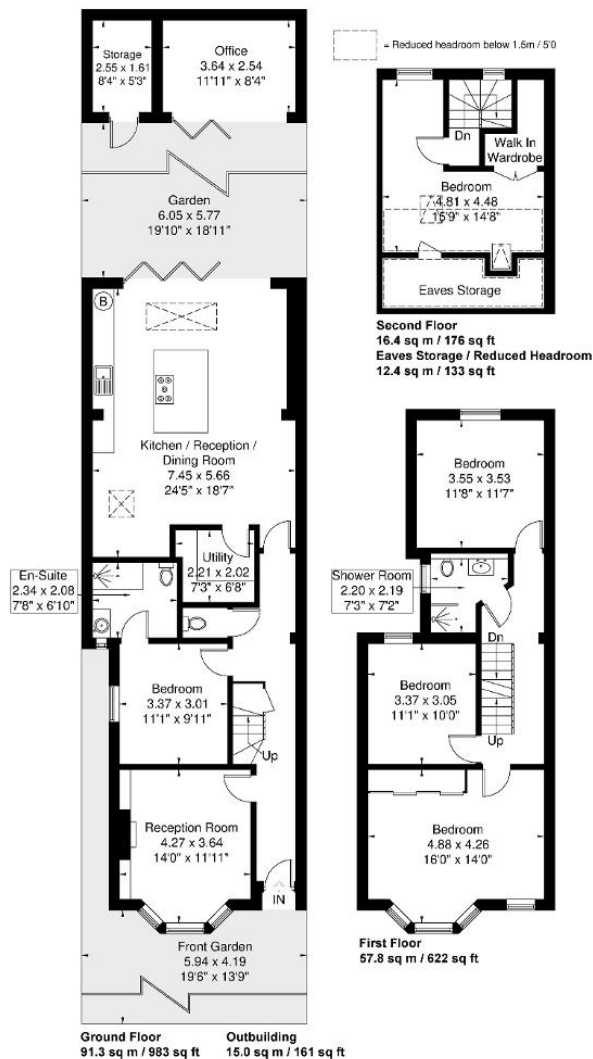
Further Information

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.

Grove Avenue

Approximate Gross Internal Area = 165.5 sq m / 1782 sq ft
 Eaves Storage / Reduced Headroom = 12.4 sq m / 133 sq ft
 Outbuilding = 15.0 sq m / 161 sq ft
 Total = 192.9 sq m / 2076 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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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 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.