HALF ACRE ROAD, HANWELL



£850,000

Situated on the sunny, westerly side of this sought-after residential road in the heart of 'Hanwell Village', Tuffin & Wren are delighted to offer this impressive period family home. Enjoying wonderful views across the verdant Brent Valley, this extended and sympathetically remodelled property combines original period features with a stylish contemporary finish. Arranged over three floors, the accommodation is spacious, well-balanced and naturally light, with the ground floor centred around superb split-level, kitchen, dining and living spaces. The upper floors provide three generous bedrooms, served by a stylish family bathroom and contemporary shower room. Outside, an elevated position and multi-level garden provide a delightful setting, with far-reaching views and breathtaking sunsets. Ideally positioned to enjoy Hanwell Village's local amenities, excellent transport links and surrounding green spaces, this is a fine example of a characterful period home thoughtfully adapted for modern family living.











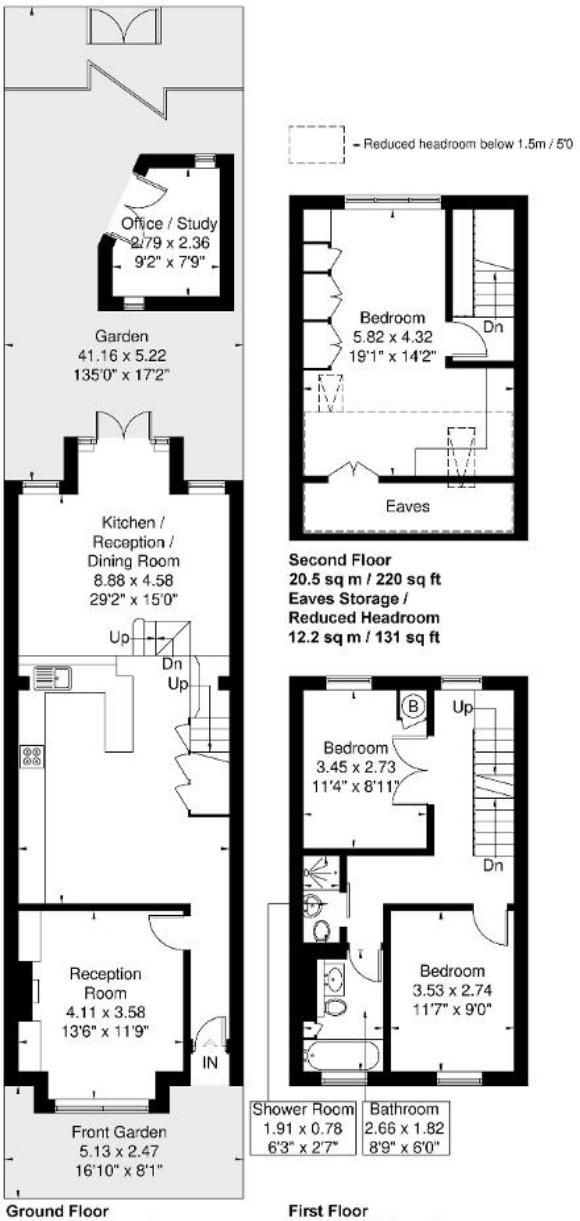
Further Information

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.

Half Acre Road

Approximate Gross Internal Area = 120.5 sq m / 1297 sq ft
Eaves Storage / Reduced Headroom = 12.2 sq m / 131 sq ft
Office / Study = 6.2 sq m / 67 sq ft
Total = 138.9 sq m / 1495 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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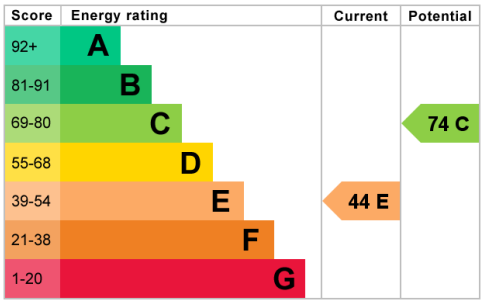
ENERGY PERFORMANCE RATING



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.