

ADELAIDE ROAD, EALING

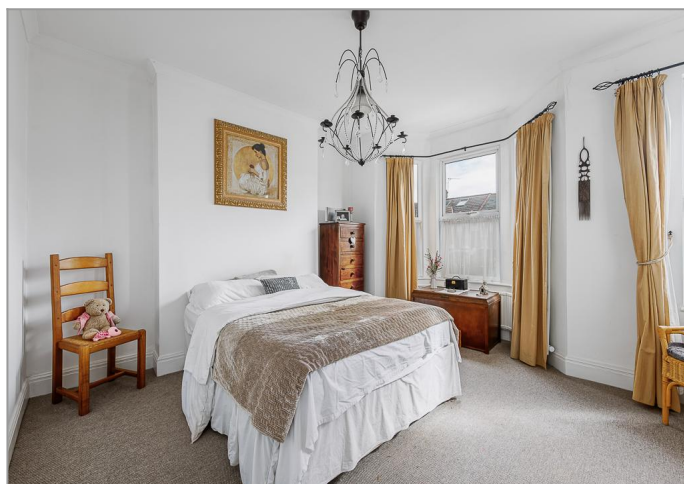


£875,000

Tuffin & Wren are delighted to offer for sale this exceptional, Edwardian family home situated in a most convenient location and boasting beautifully-presented, thoughtfully extended and refurbished living spaces over 2 of its 3 storeys. The generously proportioned and spacious interior now features a most stylish, open-plan kitchen/dining room, 3 double bedrooms and 2 separate reception rooms. Other benefits include the fully-tiled first-floor family bathroom, handy utility room/downstairs WC and a delightful, westerly facing walled rear garden, but perhaps best of all; a converted loft room ready to be laid out and finished to your own specification!

TUFFIN & WREN

Independent Estate Agents



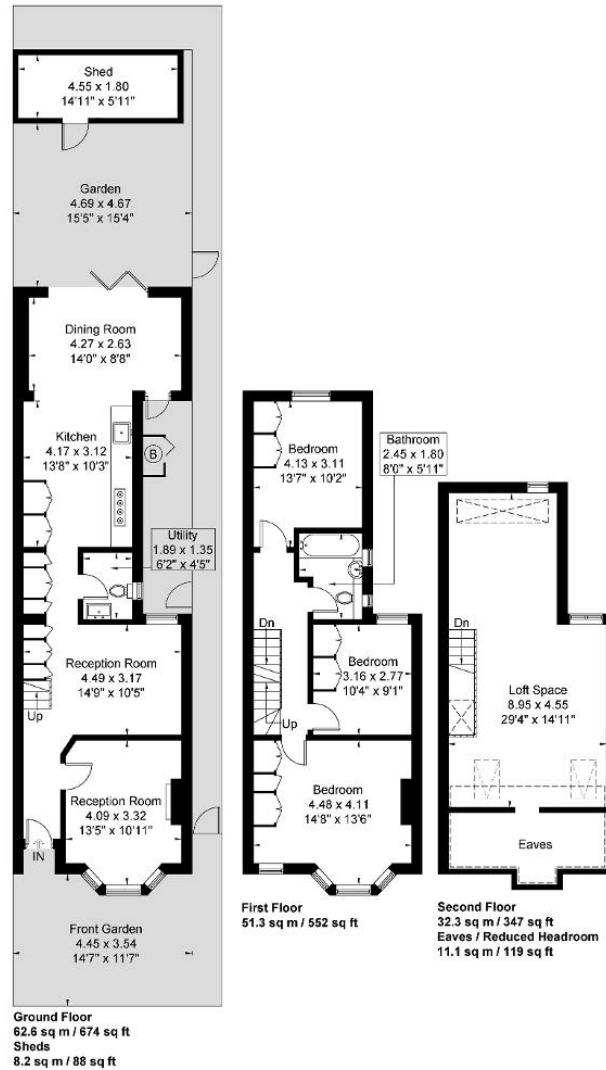
Further Information

For more details please call us on **020 8566 3366** 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.

Adelaide Road

Approximate Gross Internal Area = 146.2 sq m / 1574 sq ft
 Eaves Storage / Reduced Headroom = 11.1 sq m / 119 sq ft
 Shed = 8.2 sq m / 88 sq ft
 Total = 165.5 sq m / 1781 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 Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		