

ALEXANDRIA ROAD, EALING



£899,950

Situated in an exceptionally convenient location, just 3 minutes walk from West Ealing's station and surrounding amenities, Tuffin & Wren are delighted to offer for sale this beautifully presented Victorian terrace house. Having been extended and refurbished to the highest of specifications, this most bright & spacious of homes now boasts; 4 bedrooms (with en-suite wet room and walk-in wardrobe to the principal), 2 through reception rooms and a stylish and contemporary fitted kitchen. Other benefits include a luxurious family bathroom, handy downstairs W.C, a delightful & southerly facing landscaped rear garden and is offered for sale with no onward chain!

TUFFIN & WREN

Independent Estate Agents

Through Reception Rooms



Light-Filled Living Spaces



Stylish Integrated Kitchen



Principal Bedroom Suite



Landscaped Southerly Facing Garden



Further Information

For more details please call us on **020 8566 3366** or send an email to homes@tuffin-wren.co.uk.

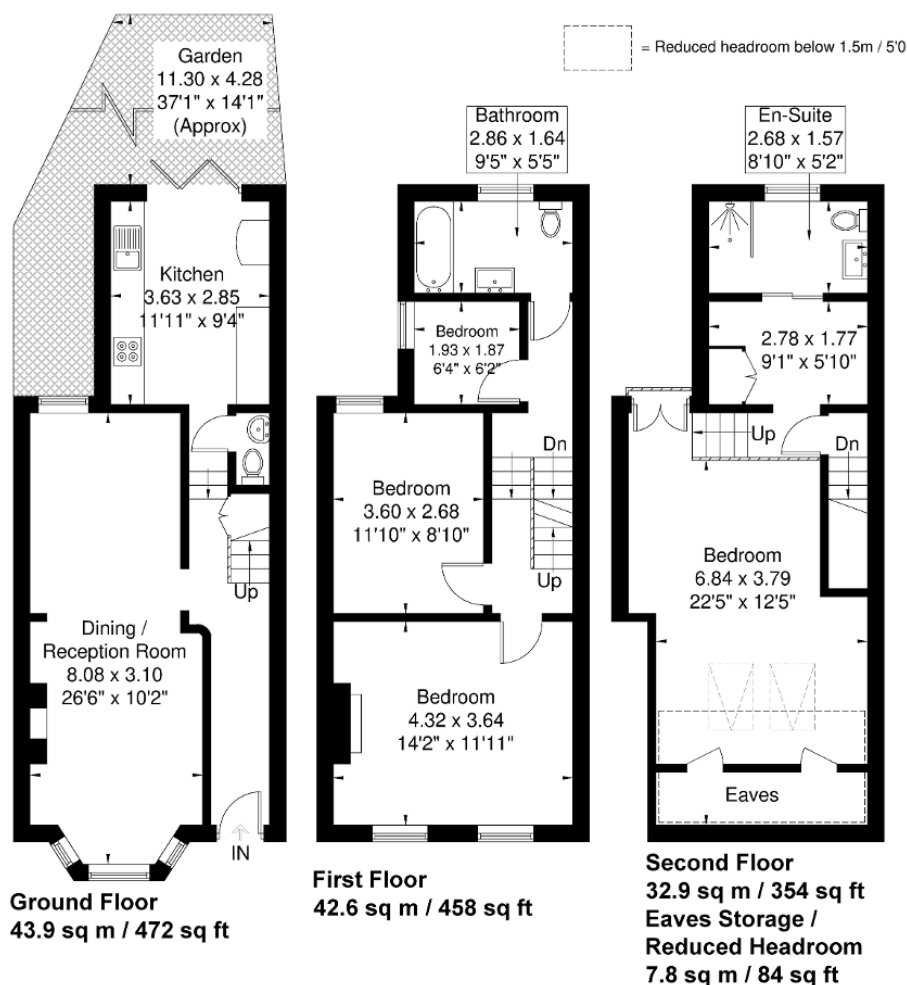
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

TUFFIN & WREN

Independent Estate Agents

Alexandria Road

Approximate Gross Internal Area = 119.4 sq m / 1285 sq ft
Eaves Storage / Reduced Headroom = 7.8 sq m / 84 sq ft
Total = 127.2 sq m / 1369 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 | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 59 | 73 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | 56 | 71 |
| EU Directive 2002/91/EC | | | |