

## HEREFORD ROAD, EALING



£999,950

Situated in this desirable, prime location just minutes from shops, restaurants, parks, schools and two Piccadilly Line tube stations, Tuffin & Wren are privileged to offer for sale this stunning Edwardian family residence. Sympathetically and comprehensively extended and refurbished to the highest specification, the property retains many period features, but now boasts exceptionally light and spacious, contemporary styled living accommodation set over its three storeys. Features include; a master bedroom complete with terrace/balcony & stylish shower room, three further bedrooms, two interconnecting reception rooms open-plan with a beautiful, bespoke kitchen by award winning 'Roundhouse Design'. Other benefits include the luxuriously appointed first floor family bathroom, its delightful south-westerly facing rear garden and the use of high-end fixtures and finishes throughout.

## The accommodation (with approximate measurements) comprises:

### GROUND FLOOR

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<b>Storm Porch</b>	Front door & sidelights to;
<b>Entrance Hall</b>	Understairs storage cupboards (one housing large hot water cylinder as part of pressurised hot water system), dado rail, black & white tessellated tiled floor with underfloor heating, cornice ceiling.
<b>Through Reception Rooms</b>	<b>29' 0" x 11' 6" (8.85m x 3.52m)</b> max. Bay window with double glazed sashes to front & radiator under, feature "Chesney" period style fireplaces with gas coal-effect fires & marble surrounds, double glazed French windows to rear, ornate cornice ceilings with relief plaster mouldings & centre rose, solid walnut floors, large opening through to;
<b>Bespoke Kitchen</b>	<b>23' 9" x 9' 0" (7.24m x 2.75m)</b> max. Beautiful range of bespoke "Roundhouse" cupboards, drawer units & larders in walnut with built-in eye-level Siemens oven & convection/microwave combination ovens. Solid Granite worktops over with inset sink unit, flexible mixer taps, 6 burner gas hob with integrated extractor fan overhead, integrated dishwasher and space & cold water supply for large American-style fridge/freezer, tiled floors, inset spotlighting, double glazed French bi-folding windows to garden.

### FIRST FLOOR

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<b>Landing</b>	Solid Walnut floors, doors to;
<b>Bedroom 1</b>	<b>15' 2" x 11' 1" (4.64m x 3.4m)</b> max. Bay window with double glazed sashes to front & radiator under, feature period style fire surround, ornate cornice ceilings, solid Walnut floors.
<b>Bedroom 2</b>	<b>13' 8" x 10' 8" (4.18m x 3.26m)</b> Double glazed sash windows to rear with radiator under, feature period style fire surround, ornate cornice ceilings, solid Walnut floors.
<b>Bedroom 3</b>	<b>7' 7" x 5' 10" (2.34m x 1.79m)</b> Double glazed sash windows to front with radiator under, ornate cornice ceilings, solid Walnut floors.
<b>Family Bathroom</b>	Luxurious white suite complete with 'Grohe' fittings, comprising panelled 'Bette' bath with shower & screen over, wall hung washbasin with large heated wall mirror above, low flush WC, heated towel rail, tiled walls, limestone tiled floor with under floor heating, double glazed sash windows to rear, inset spotlighting.

## SECOND FLOOR

### Landing

Skylight window, doors to:

### Master Bedroom

**18' 8" x 12' 5" (5.69m x 3.8m)**

Double glazed bi-folding French windows to balcony/terrace, two Velux windows to front, access to eaves storage, radiator, inset spotlighting, solid Walnut floors.

### Shower Room

Stylish suite with large frameless shower enclosure, wall hung washbasin with large heated wall mirror above, low flush WC, heated towel rail, tiled walls, limestone tiled floor with under floor heating, double glazed sash windows to rear, ceiling with Skylight window & inset spotlighting.

## EXTERIOR

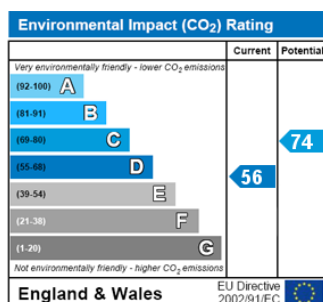
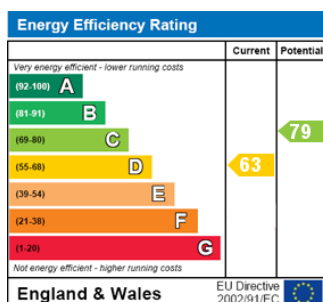
### Garden

Delightful South-Westerly facing approx. 40" garden, mainly laid to lawn with sandstone patio, shrub and flower borders, shed, gated pedestrian rear access.

## ADDITIONAL INFORMATION

The property boasts reception room and bedroom TV & Cat.6 cabling installed throughout and is offered for sale with no onward chain.

## ENERGY PERFORMANCE RATING





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**Lounge**



**Kitchen**



**Dinning**



**Master Bedroom**



**Shower Room**



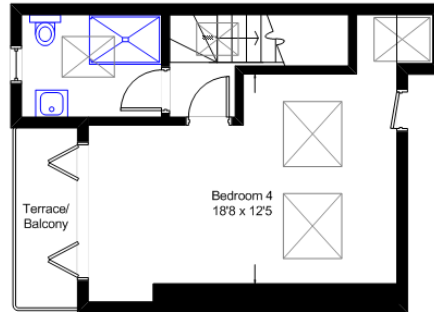
## Further Information

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

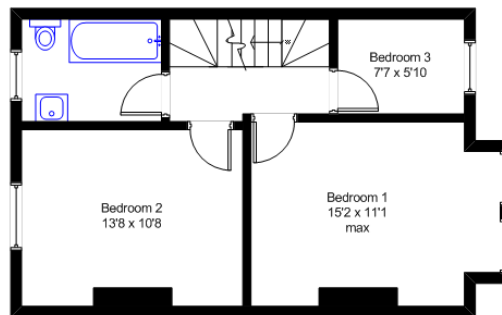
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

# TUFFIN & WREN

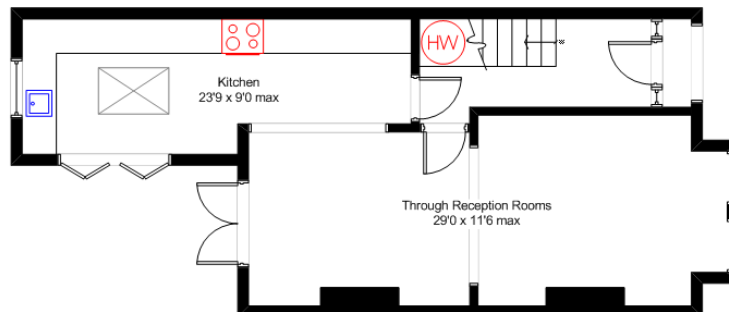
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Second Floor



First Floor



Ground Floor

Hereford Road, W5

N.B. Not to Scale  
(for illustration purposes only)