

GLENFIELD ROAD, EALING



£850,000

A handsome Edwardian family home extended to the rear and into both loft spaces to provide generous, flexible living accommodation in a very convenient location. Features now include; 5 good-sized bedrooms, 'through' reception rooms and a stylish open-plan kitchen/dining room. The property also benefits from a sunny South-Westerly facing garden, stylish bath and shower rooms, a handy downstairs WC and no onward chain!

The accommodation (with approximate measurements) comprises:

GROUND FLOOR

Storm Porch	Front door to;
Entrance Hall	Cornice ceiling, wood floors, doors to;
Downstairs WC	Low-flush WC, washbasin.
Through Reception Rooms	24' 9" x 10' 7" (7.56m x 3.24m) max Double glazed bay window to front, double glazed window to rear, wood floors, cornice ceiling, radiators.
Open-Plan Room	Kitchen/Dining 24' 3" x 9' 4" (7.4m x 2.85m) max Stylish range of eye & base level cupboards, Granite worktops with inset hob with built-under electric double oven and overhead fan, sink unit & mixer tap, space for fridge/freezer, washing machine & dishwasher, double glazed window to rear, skylight, double glazed sliding doors to garden, wood floors, radiators.

FIRST FLOOR

Landing	Doors to;
Bedroom 1	14' 1" x 11' 2" (4.3m x 3.42m) Double glazed windows to front, built in shelving, wardrobes & cupboards.
Bedroom 2	11' 1" x 8' 9" (3.4m x 2.67m) Double glazed window to rear, radiator.
Bedroom 3	9' 4" x 8' 0" (2.85m x 2.44m) max Double glazed window to rear, radiator.
Family Bathroom	Stylish fully tiled bathroom with panel enclosed bath, low flush WC, washbasin, towel radiator, double glazed window to side.

SECOND FLOOR

Bedroom 4	16' 4" x 9' 5" (4.98m x 2.89m) Double glazed window to rear, Velux style windows, radiator.
Bedroom 5	9' 3" x 5' 10" (2.84m x 1.8m) Double glazed window to rear, radiator.
Shower Room	Stylish suite comprising tiled shower enclosure, washbasin, low-flush WC,

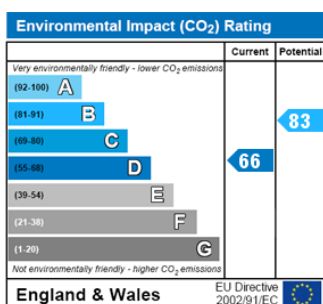
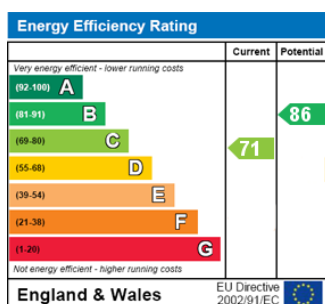
towel radiator, double glazed window to side.

EXTERIOR

Garden

Sunny, South-Westerly facing paved garden with borders, garden shed and rear access.

ENERGY PERFORMANCE RATING



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Front Reception Room



Through Reception Rooms



Rear Reception Room



Stylish Kitchen/Dining Room



Integrated Kitchen Area



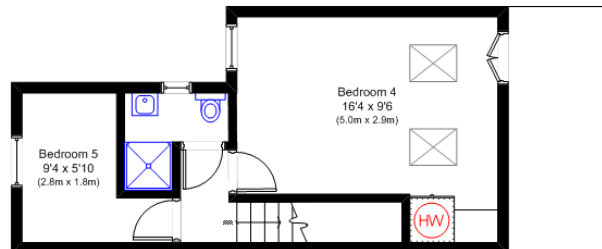
Further Information

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

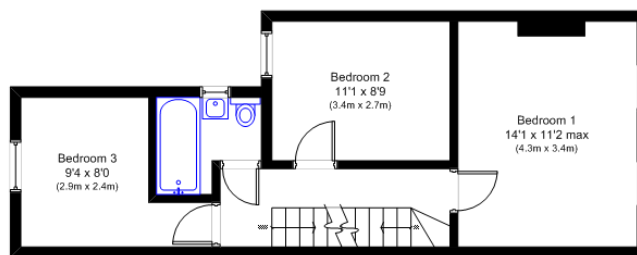
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

TUFFIN & WREN

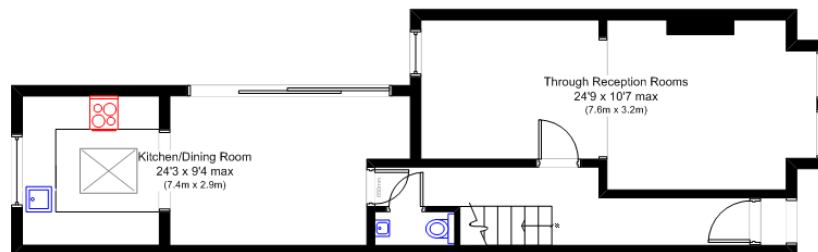
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Second Floor



First Floor



Ground Floor

Glenfield Road, Ealing W13

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