

## SALISBURY ROAD, EALING



£925,000

Situated in this popular and most convenient of locations, Tuffin & Wren are delighted to offer an exceptional period terrace for sale. Sympathetically extended across the rear and into the loft space, the beautifully-presented family home now boasts light & spacious, contemporary styled living accommodation set over its three storeys. Features include; 3 en-suite double bedrooms (2 air conditioned), a separate reception room and very stylish open-plan living/kitchen/dining spaces - ideal for young families and/or entertaining! Other benefits include the handy downstairs cloakroom, a delightful, landscaped rear garden and its close proximity to local shops, schools and train stations.



# TUFFIN & WREN

*Independent Estate Agents*



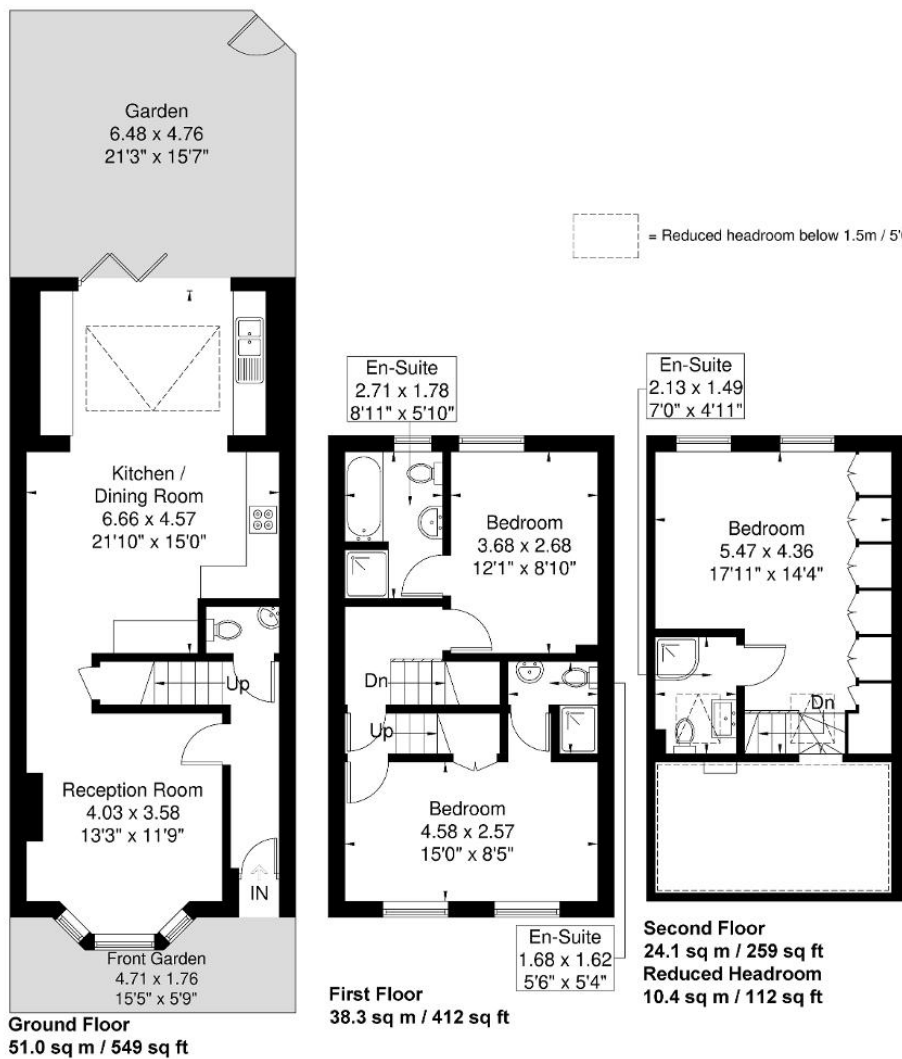
## Further Information

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

## Salisbury Road

Approximate Gross Internal Area = 113.4 sq m / 1220 sq ft  
 Reduced Headroom = 10.4 sq m / 112 sq ft  
 Total = 123.8 sq m / 1332 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		83   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		