

AIREDALE ROAD, EALING



£1,300,000

Situated in this prime South Ealing location, Tuffin & Wren are privileged to offer for sale a substantial, Edwardian semi-detached family residence. The generous, halls-adjoining living accommodation has been further extended to the rear and into the loft space and now boasts; 6 double bedrooms, 3 large and separate reception rooms and a fitted kitchen. Whilst the property would undoubtedly benefit from some TLC, it does benefit from modern bathrooms to first and second floors, as well as a handy downstairs WC & shower room.

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Front Reception Room



Rear Reception Room



Kitchen



Bedroom 1



Bedroom 3



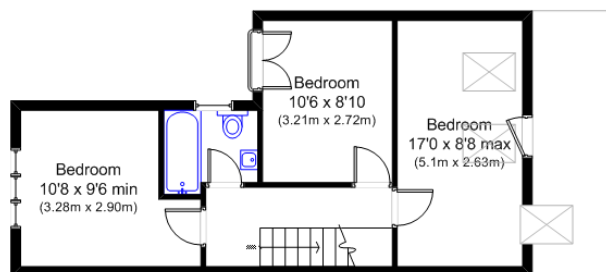
Further Information

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

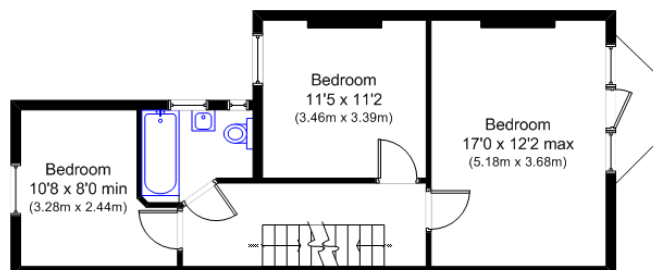
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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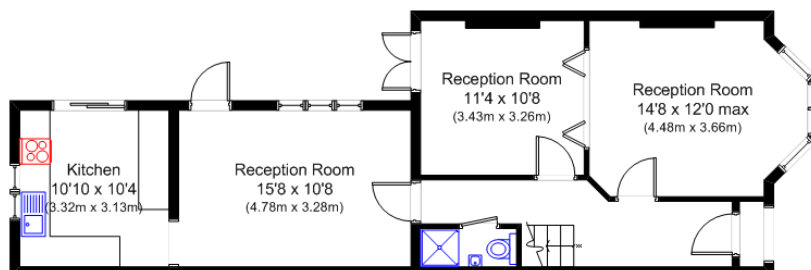
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Second Floor



First Floor



Ground Floor

Airedale Road, Ealing W5

Approx Gross Internal Area:
1765 sq ft (164 sq m)

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

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		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		EU Directive 2002/91/EC	