

## DEVONSHIRE ROAD, EALING



£875,000

Stunning, Edwardian family home situated in one of Northfield's premier locations and boasting sympathetically extended and extensively refurbished living spaces throughout. The light-filled, beautifully-presented interior now features 3 double bedrooms, wonderful open-plan living/dining/kitchen spaces as well as a more formal reception room. Other benefits include the luxurious family bath & shower room and a delightful westerly facing landscaped rear garden. There is also potential to convert the loft space as others have done in the road, subject to the usual consents of course.

The accommodation (with approximate measurements) comprises:

## GROUND FLOOR

**Front Room** NOTES:

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**Kitchen/Diner** NOTES:

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## FIRST FLOOR

**Bedroom 1** NOTES:

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**Bedroom 2** NOTES:

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**Bedroom 3** NOTES:

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**Bathroom** NOTES:

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## ADDITIONAL INFORMATION

The current owners also fully re-wired the house, installed a new central heating system and had made-to-measure wooden shutters fitted throughout.

## ENERGY PERFORMANCE RATING

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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**Separate Reception Room**



**Stunning Open-Plan Kitchen/Dining/Living**



**Living/Dining/Kitchen - Alternative View**



**Principal Bedroom**



**Wonderful, Landscaped Garden**



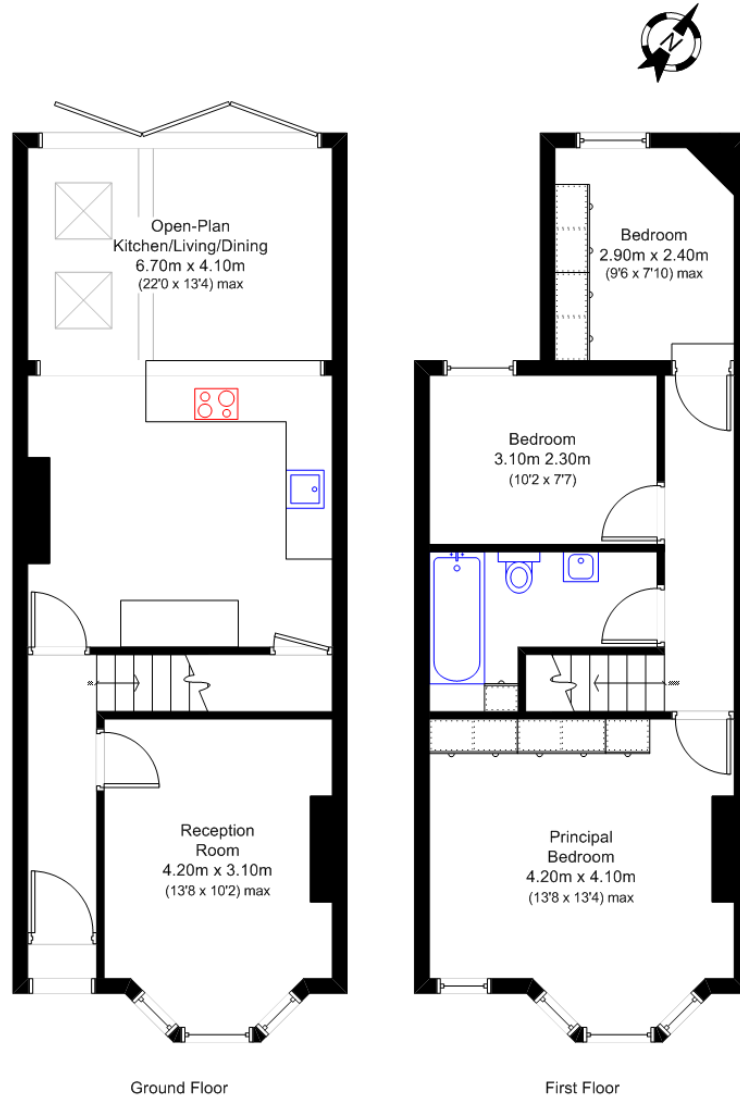
## Further Information

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.

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Devonshire Road, Ealing W5

Approx Gross Internal Area:  
86 sq m (925 sq ft)

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