

## BURNHAM WAY, EALING



£900,000

Newly extended and refurbished four bedroom property located in this quiet, yet very convenient corner of Northfields. The generously proportioned and beautifully presented accommodation is laid out over three floors and now boasts a very high standard of finish throughout. Features include; a reception hall with guest WC, through reception rooms open-plan with a high-specification kitchen/dining room on the ground floor. Two double bedrooms, single bedroom and the luxurious main family bathroom to the first floor, with a further principal bedroom, en-suite shower room and balcony over the upper floor. Outside there's also a delightful southerly facing garden to the rear, with driveway/off street parking at the front.

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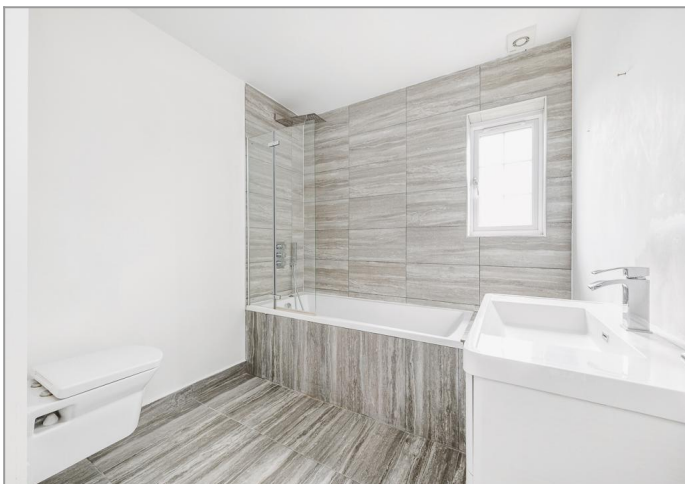
**Open-Plan Living/Dining/Kitchen Spaces**



**Stylish Integrated Kitchen Area**



**Luxurious Family Bathroom**



**Principal Bedroom Suite & Balcony**



**Southerly Facing Terrace & 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.

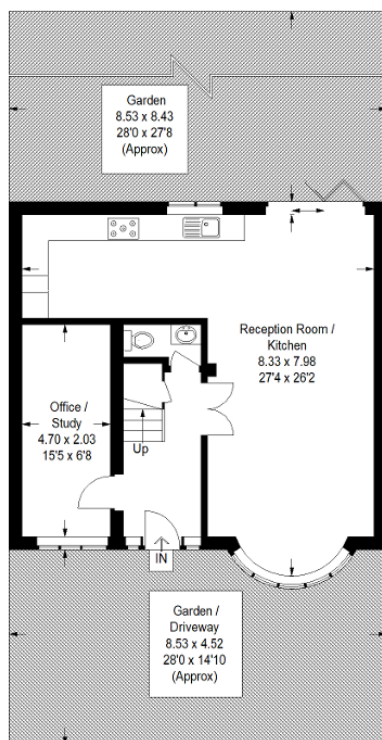


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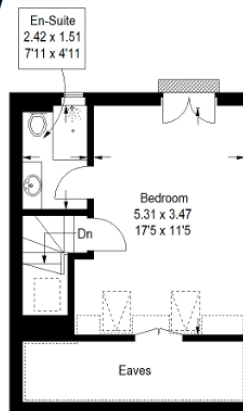
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## Burnham Way

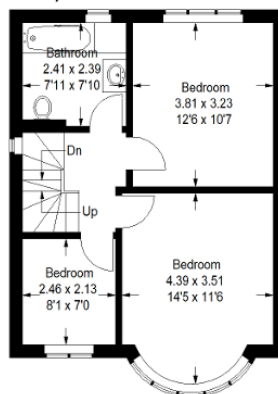
Approximate Gross Internal Area  
(Excluding Reduced Headroom / Eaves)  
134.4 sq m / 1446 sq ft  
Reduced Headroom / Eaves = 9 sq m / 97 sq ft  
Total = 143.4 sq m / 1543 sq ft



**Ground Floor**  
63 sq m / 678 sq ft



**Second Floor**  
35.5 sq m / 382 sq ft  
(Including Reduced Headroom / Eaves)



□ = Reduced headroom  
below 1.5 m / 5'0"

**First Floor**  
44.9 sq m / 483 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards. © www.perspective.co.uk

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		