

BERNARD AVENUE, EALING



£875,000

An impressive Edwardian family home situated in this prime Northfields location and boasting generously proportioned, spacious living accommodation in good decorative order throughout. The property has been re-modelled by the present owners and now features open-plan kitchen/dining room with modern fitted units, a separate reception room and a downstairs cloakroom/WC on the ground floor, with three good-sized bedrooms and a large 4pc family bathroom on the first floor. Other benefits include the lovely landscaped c60' southerly facing rear garden, handy off street parking to the front and not to mention the tremendous potential for further additions, including extension into the full height roof space and/or a garden extension both of which are approved additions in neighbouring properties.

TUFFIN & WREN

Independent Estate Agents

Front Reception Room



Open-Plan Kitchen/Dining Room



Modern Fitted Kitchen Area



Principal Bedroom



Wonderful, Southerly Facing Garden



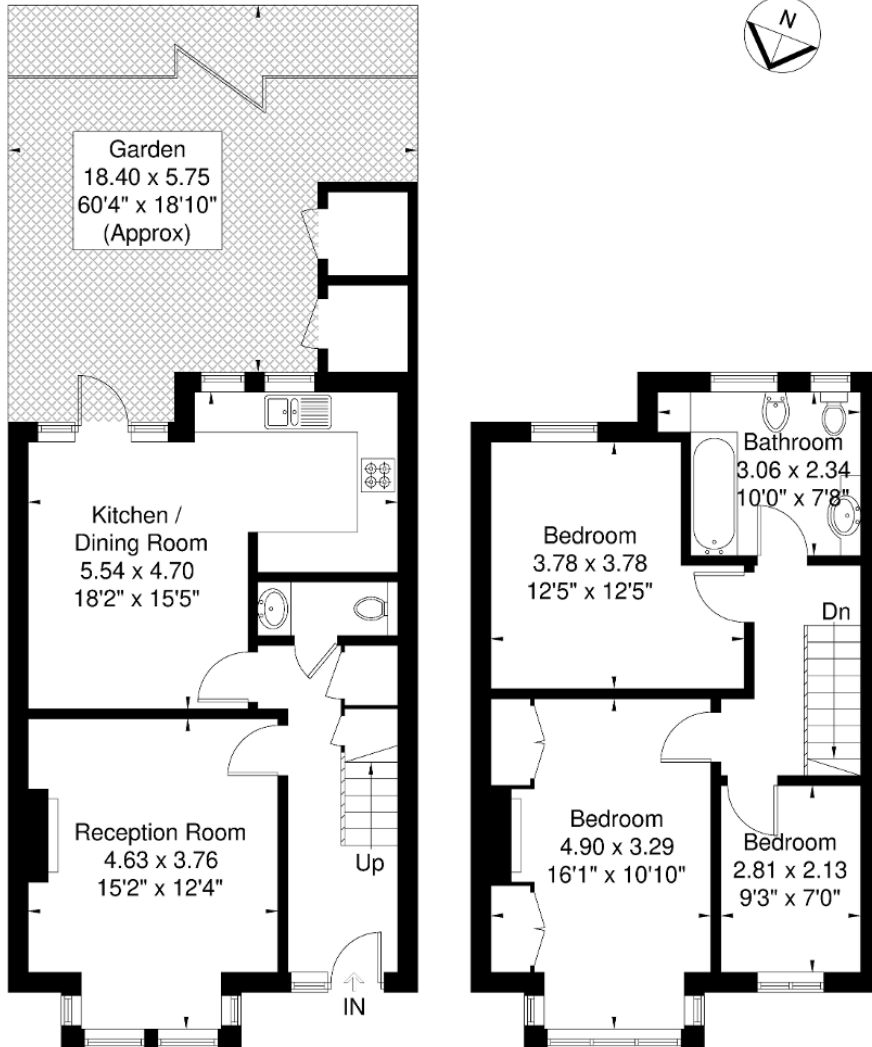
Further Information

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.

Bernard Avenue

Approximate Gross Internal Area = 99.9 sq m / 1075 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		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		