

NORTHFIELD AVENUE, EALING



£965,000

Tuffin & Wren are privileged to offer this superbly-presented period family home situated in a prime Northfields location, just moments from shops, stations, restaurants, parks and schools. Boasting a most appealing facade, this fine Edwardian terrace also features light-filled, generously-proportioned and contemporary-styled living accommodation including; 2 large 'through' reception rooms and a wonderful open-plan kitchen/dining room on the ground floor, with 4 bedrooms and a superb modern family bathroom arranged over the upper floor. Other benefits include the handy utility room and downstairs cloakroom, a pretty rear garden and large conservatory, the many original features and period detailing that remain, excellent potential for expansion (subject to the usual consents) and is offered for sale with no onward chain.

TUFFIN & WREN

Independent Estate Agents



Further Information

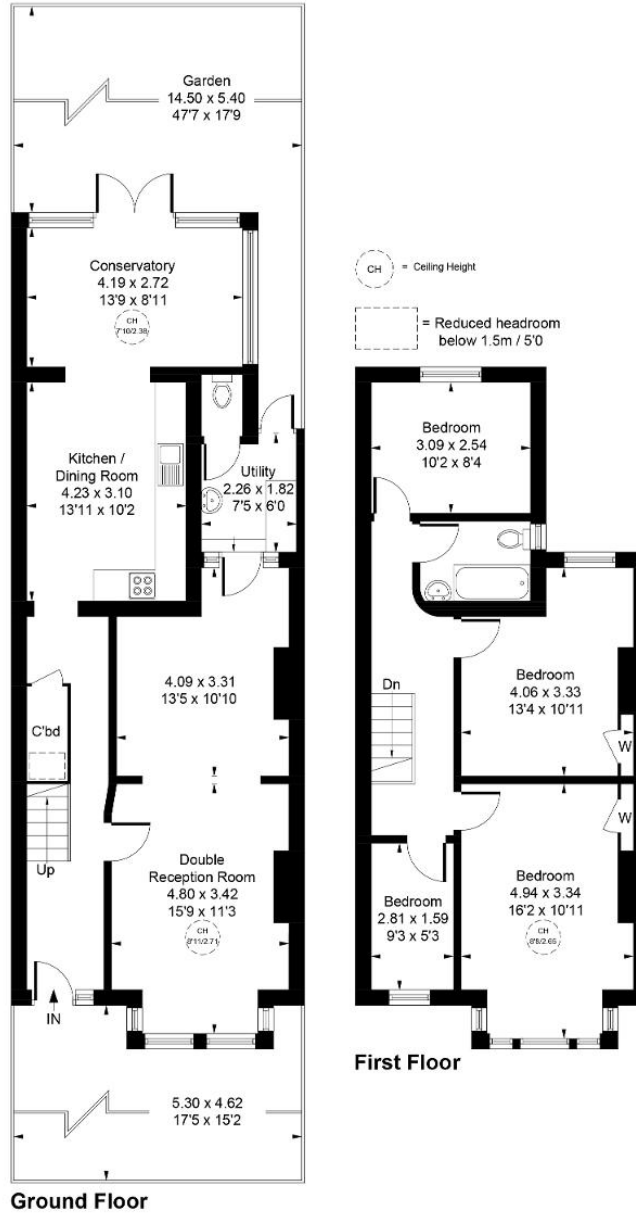
For more details please call us on **020 8566 3366** or send an email to homes@tuffin-wren.co.uk.

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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Approximate Gross Internal Area = 129.66 sq m / 1396 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		