

## CRANMER AVENUE, EALING



£895,000

Situated in this popular and most convenient of locations, Tuffin & Wren are delighted to offer an exceptional period terrace for sale. Sympathetically extended across the rear and into the loft space, the beautifully-presented family home now boasts light & spacious, contemporary styled living accommodation set over its three storeys. Features include; 3 good-sized bedrooms, a separate reception room and very stylish open-plan living/kitchen/dining spaces - ideal for young families and/or entertaining! Other benefits include the handy downstairs cloakroom, a delightful rear garden complete with garden room/studio/gym and its close proximity to local shops, schools and train stations.

# 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](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.

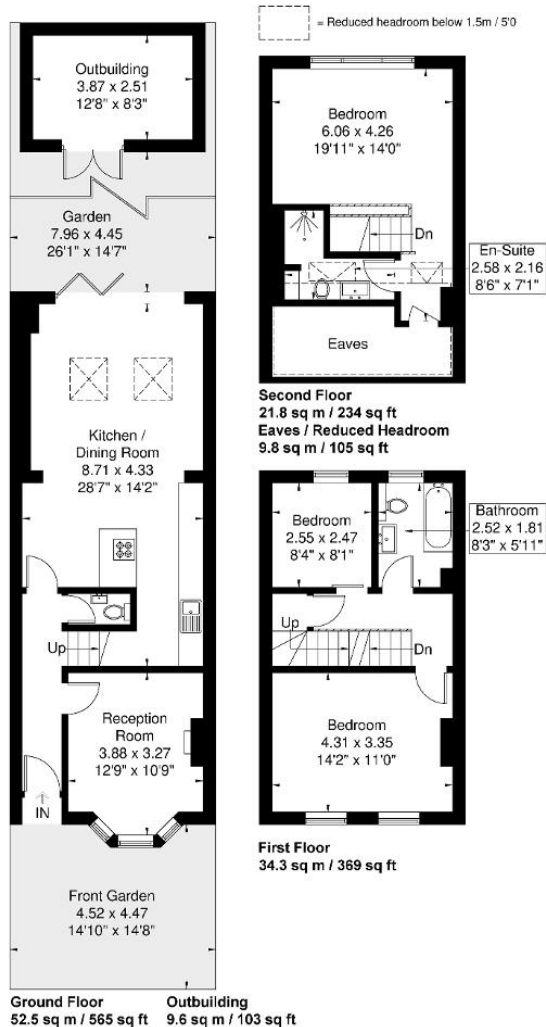
## Cranmer Avenue

Approximate Gross Internal Area = 108.6 sq m / 1169 sq ft

Eaves / Reduced Headroom = 9.8 sq m / 105 sq ft

Outbuilding = 9.6 sq m / 103 sq ft

Total = 128.0 sq m / 1377 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		