



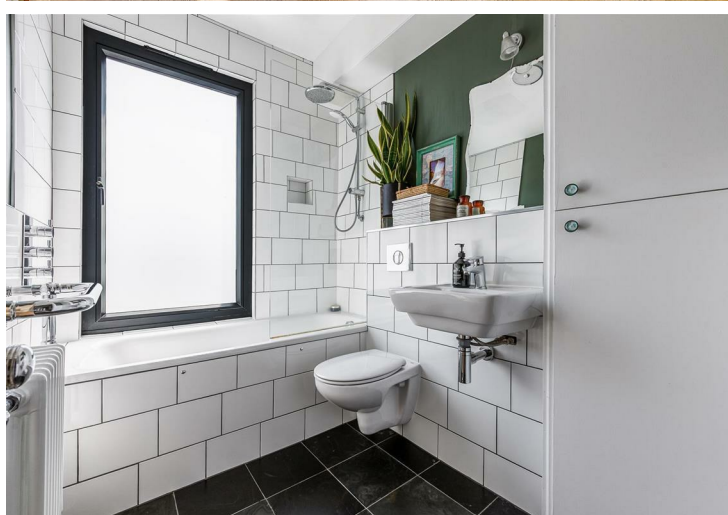
**Freehold / House - Terraced**

**Cranmer Avenue**

**£975,000**

A beautifully appointed fully-extended Victorian home offered in excellent condition throughout with a pretty south-facing garden and in-catchment for excellent local schools.

- Stunning open plan kitchen
- Catchment for Fielding & Elthorne High schools
- Close to Lammas & Walpole parks
- South facing garden
- Excellent condition throughout
- Sash style double glazed windows



**Freehold / House - Terraced**

# Cranmer Avenue, W13 9SH

## £975,000

Offering a perfect blend of period charm and modern living this fully extended Victorian home ticks all the boxes.

The ground floor features a lounge with period features and plantation shutters, a very useful downstairs WC and utility and a wonderful open-plan kitchen/diner/family area with a feature window seat, opening onto a pretty south-facing landscaped garden.

At the end of the garden is a charming garden office with full insulation and electricity.

Up on the first floor there are two bedrooms and family bathroom. The loft has been crafted to offer a master suite comprising double bedroom with en-suite shower room.

Cranmer Avenue is perfectly positioned just off Northfield Avenue which offers a vast array of local shops and amenities. There are parks and open green spaces plus the excellent transport links including Northfields Piccadilly Line tube station which provides a great service to London Heathrow and Central London. The highly regarded local schools including Fielding Primary School, Ealing Fields and Elthorne High School, all make this an extremely desirable area for families and professionals alike.



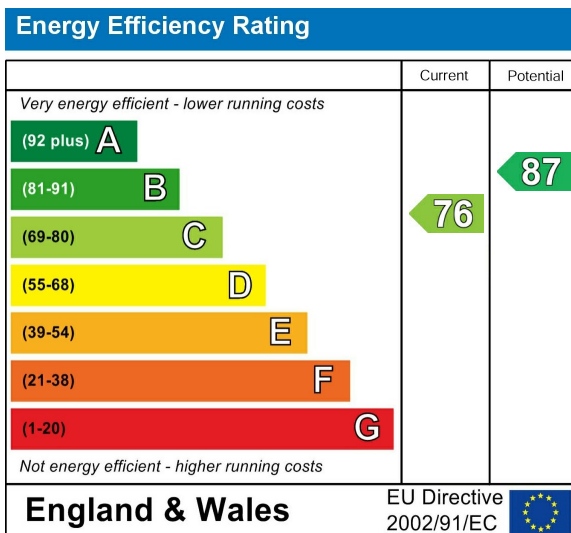
### Cranmer Avenue

Approximate Gross Internal Area = 107.9 sq m / 1160 sq ft  
 Eaves Storage / Reduced Headroom = 11.2 sq m / 120 sq ft  
 Outbuilding = 7.9 sq m / 85 sq ft  
 Total = 127 sq m / 1365 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 Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.