

ST JAMES AVENUE, EALING



£1,250,000

Tuffin & Wren are delighted to offer to the market this substantial, 'halls adjoining' Edwardian semi-detached family residence, situated in a super convenient 'leafy' avenue, moments from many amenities. Extended into the loft and to the rear, the property boasts generously proportioned and stylishly presented living accommodation that, whilst contemporary in many respects, still retains much of the charm and character of the original building. The property boasts 4 good-sized bedrooms, 3 large reception rooms and a most stylish kitchen/breakfast room. Other benefits include; the wonderful family bathroom, handy loft room, downstairs shower room, a delightful c60' mature rear garden, garage and off street parking for a number of vehicles.

TUFFIN & WREN

Independent Estate Agents



Further Information

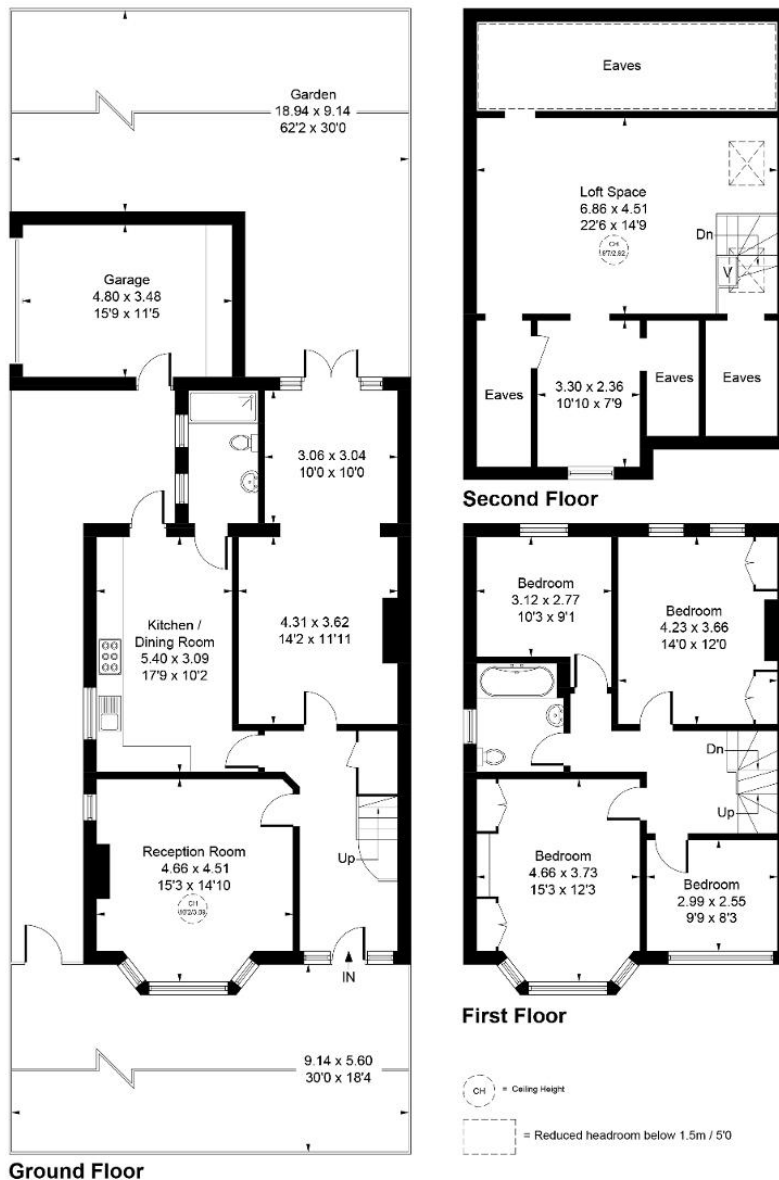
For more details please call us on **020 8566 3366** or send an email to homes@tuffin-wren.co.uk.

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
(Excluding Eaves / Void & Including Loft Space) = 190.22 sq m / 2048 sq ft
Garage = 17.26 sq m / 186 sq ft
Total = 207.48 sq m / 2234 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		