

ECCLESTON ROAD, WEST EALING



£649,950

Tuffin & Wren are delighted to offer this appealing Victorian home, ideally situated in a sought-after residential location close to West Ealing's Elizabeth line station. Combining generous proportions, an abundance of natural light and a wealth of period charm, the property also offers exciting scope for further enhancement. The accommodation retains many original features, including high ceilings, fireplaces and wooden floorboards, and comprises two spacious reception rooms, a modern fitted kitchen and three generous double bedrooms. Outside, the secluded rear garden provides a peaceful retreat, ideal for relaxation and alfresco dining. There is also potential to extend into the loft or to the rear, while the front garden could potentially be adapted to provide off-street parking, subject to the usual consents. This is in our opinion a wonderful opportunity to acquire a characterful period home with considerable potential, conveniently positioned for local amenities and excellent transport connections.

TUFFIN & WREN

Independent Estate Agents



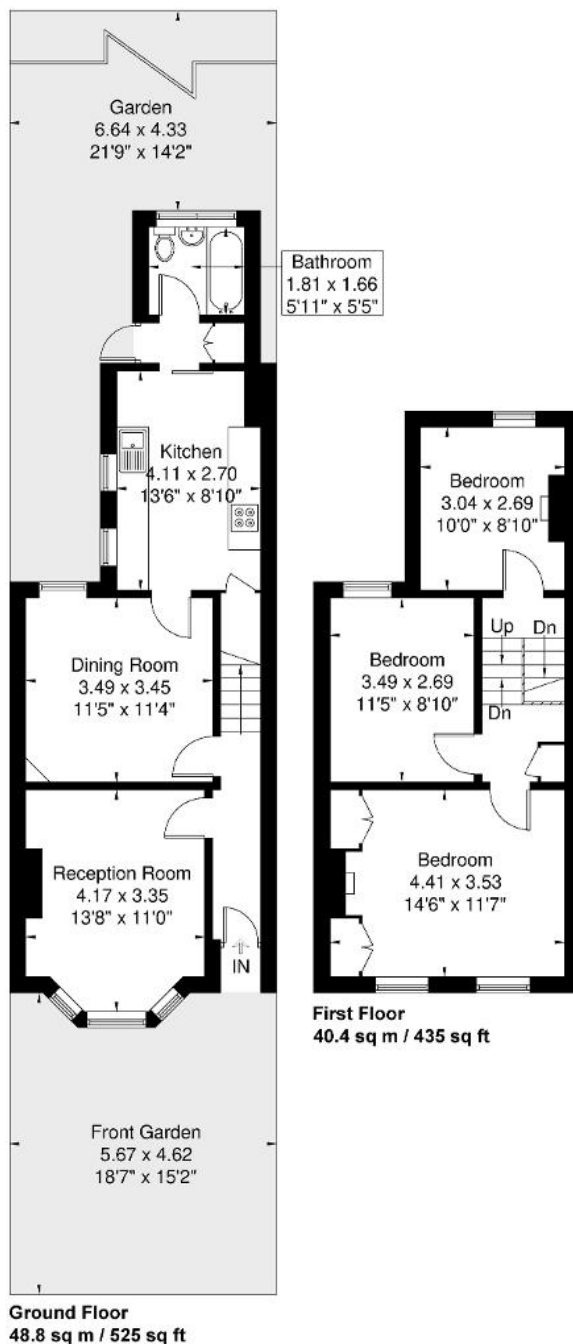
Further Information

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.

Eccleston Road

Approximate Gross Internal Area = 89.2 sq m / 960 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 RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Anti-Money Laundering Requirements

In accordance with the UK's Anti-Money Laundering Regulations, all prospective purchasers are required to complete identity verification and provide satisfactory evidence of source of funds prior to the progression of any transaction. Compliance with these requirements is mandatory and will be conducted on our behalf by Coadjute, our compliance partner. A one-off non-refundable fee of £45 + VAT is payable per applicant in respect of this verification process. Further details are available upon request.