

LEIGHTON ROAD, EALING



£1,150,000

Tuffin & Wren are delighted to introduce this beautifully extended period family home, where classic charm blends seamlessly with thoughtful contemporary design. The loft has been expertly converted to create an impressive principal suite with private balcony and sleek en-suite shower room, offering a peaceful retreat from the bustle below. The lower floors flow effortlessly, featuring two welcoming reception rooms and a stylish extended open-plan kitchen/dining area, perfect for everyday living and entertaining alike. Four further generously sized bedrooms are served by a luxurious family bath and shower room. Additional highlights include a utility room, downstairs cloakroom, and dual bike/bin sheds to the front. To the rear, a sunny south-facing garden with raised beds, apple trees, pergola and large shed provide a wonderful outdoor space ideal for relaxed afternoons, summer gatherings or just quiet moments outdoors...

TUFFIN & WREN

Independent Estate Agents



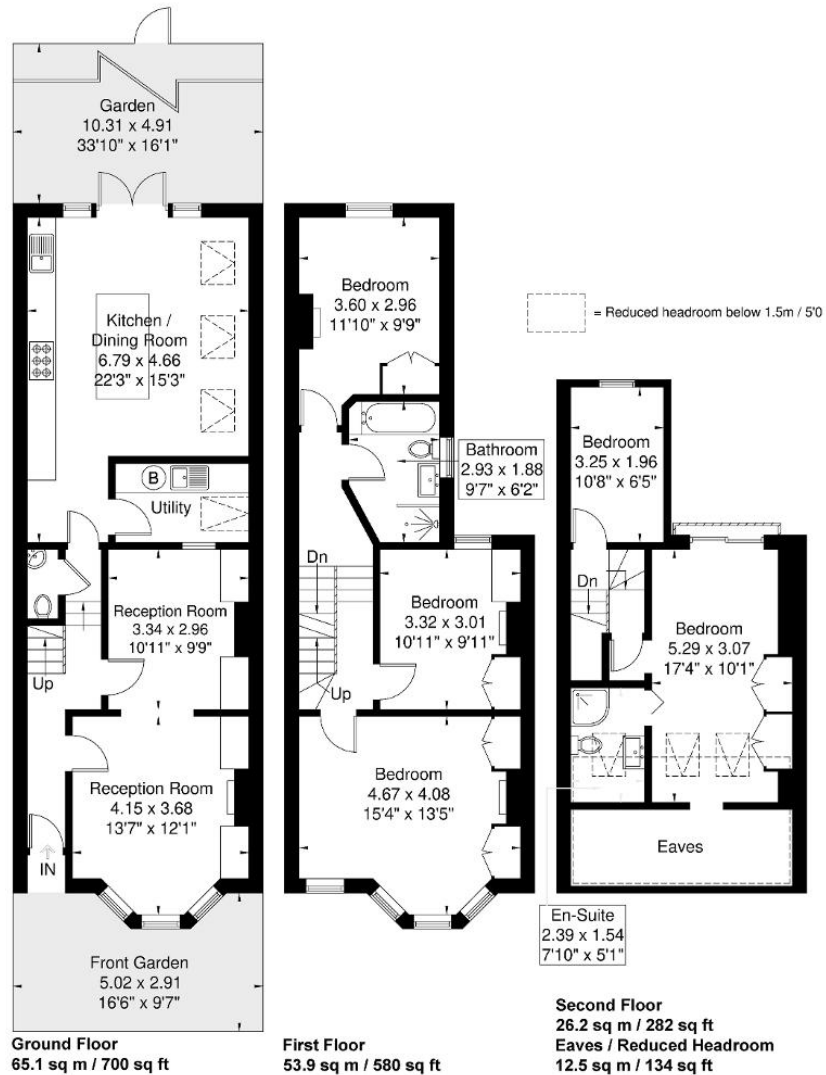
Further Information

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 = 145.2 sq m / 1563 sq ft
 Eaves / Reduced Headroom = 12.5 sq m / 134 sq ft
 Total = 157.7 sq m / 1697 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		82 B
69-80	C		
55-68	D	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.