

SWYNCOMBE AVENUE, EALING

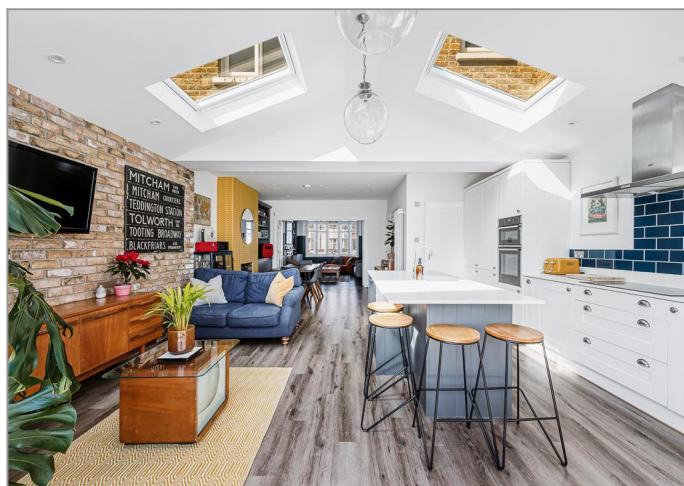


£1,250,000

A truly impressive residence, conveniently positioned and extending to nearly 1,900 sq ft, offering bright and generously proportioned accommodation across three thoughtfully arranged storeys. The ground floor centres around a striking open-plan living, kitchen and dining space, ideal for modern family life and entertaining, complemented by a more formal reception room. A separate utility room, spacious entrance hall and guest cloakroom help make it as practical, as it is elegant. Upstairs, the property continues to impress - the principal bedroom features a stylish en-suite shower room and enjoys southerly views. There are three further well-proportioned bedrooms and a contemporary family bathroom with separate bath and shower, all finished to an excellent standard. Outside, a large landscaped garden with a southerly aspect and a paved driveway providing off-street parking complete this wonderful property. Contact us now to view this exceptional family home - you will not be disappointed!

TUFFIN & WREN

Independent Estate Agents



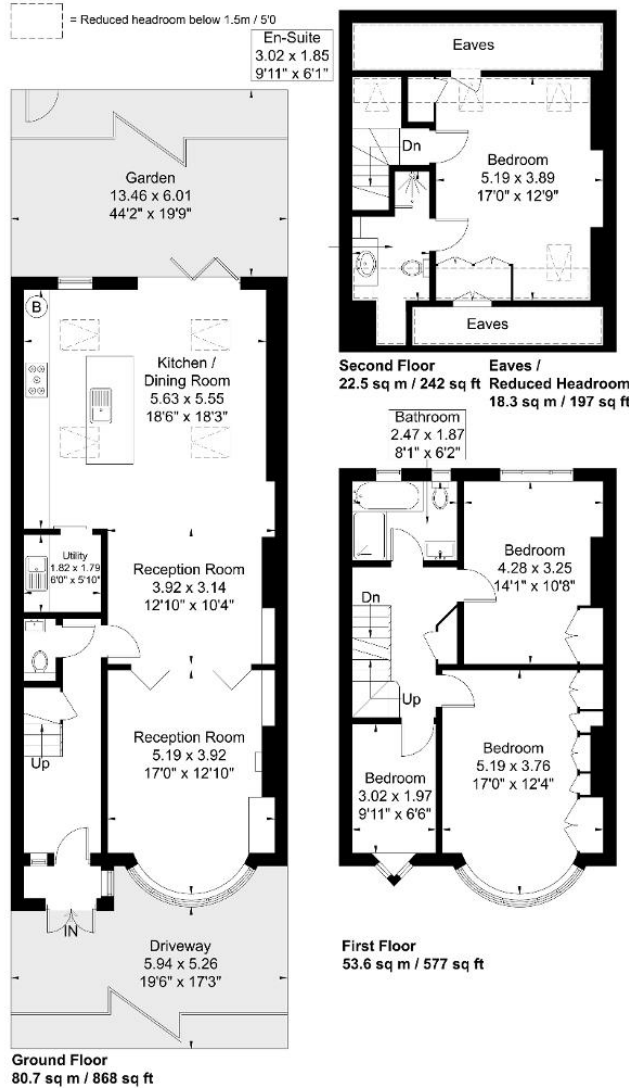
Further Information

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.

Swyncombe Avenue

Approximate Gross Internal Area = 156.8 sq m / 1688 sq ft
 Eaves Storage / Reduced Headroom = 18.3 sq m / 197 sq ft
 Total = 175.1 sq m / 1885 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		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		