

ADELAIDE ROAD, EALING



£875,000

Superbly located just moments from an excellent range of shops, Elizabeth line station and other amenities, this handsome period family home benefits from generous living spaces and a south-westerly facing rear garden. With three good-sized bedrooms and two 'through' reception rooms, there is ample existing accommodation already, but it is undoubtedly now ready for a sympathetic modernisation, allowing a discerning purchaser the opportunity to design and create a larger, bespoke family residence tailored to their own requirements. Other features include a large, modern fitted kitchen-diner and first floor family bathroom with a separate WC. The property is also offered for sale with the added benefit of no onward chain, providing a blank canvas for those looking to add value while creating an impressive home for themselves.

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Further Information

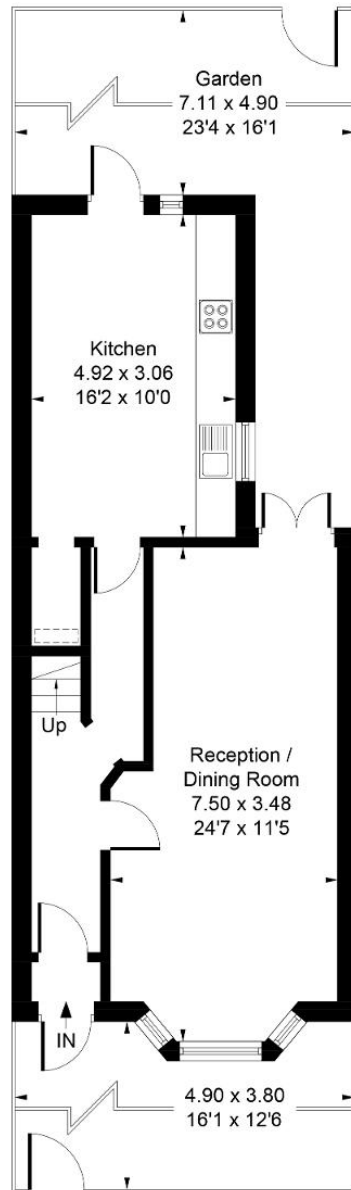
For more details please call us on **020 8566 3366** or send an email to homes@tuffin-wren.co.uk.

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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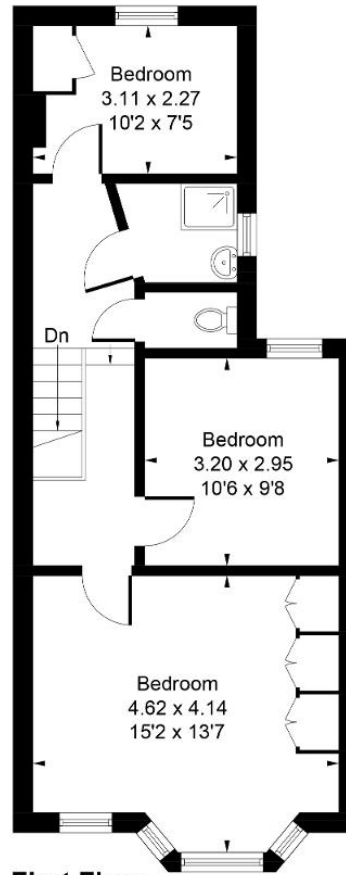
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Approximate Gross Internal Area
98.27 sq m / 1058 sq ft



Ground Floor

= Reduced headroom
below 1.5m / 5'0



First Floor

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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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 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.