

HOLLIES ROAD, EALING



£875,000

Situated within an enviable cul-de-sac just moments from shops, parks, well-regarded schools & stations, this beautifully presented Edwardian terrace offers thoughtfully extended accommodation arranged over three floors. Sympathetically and comprehensively remodelled to a high specification, the house combines period character with contemporary design. At its heart is a generous open-plan kitchen, dining, living space, designed to function as the natural gathering point for family life. A separate reception room provides additional flexibility and a quiet retreat. Upstairs, the principal bedroom benefits from a private balcony, fitted storage and an en-suite bathroom, with two further bedrooms and a well-appointed family bathroom arranged across the first floor. These are complemented by a ground floor cloakroom and utility space and to the rear, a westerly-facing garden extends the accommodation outdoors, enjoying afternoon/evening light and offering a manageable yet inviting space for family use.

TUFFIN & WREN

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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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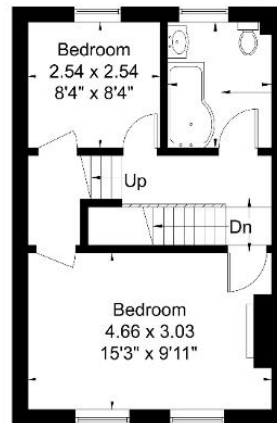
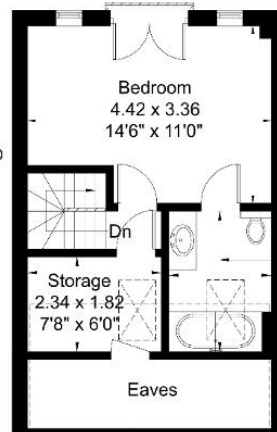
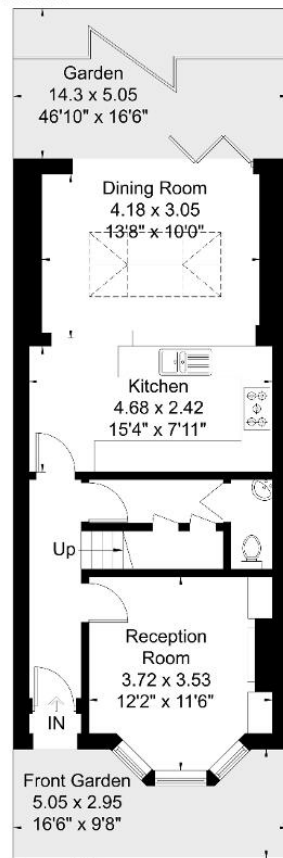
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Approximate Gross Internal Area = 113.3 sq m / 1218 sq ft
 Eaves Storage / Reduced Headroom = 11.3 sq m / 121 sq ft
 Total = 124.6 sq m / 1339 sq ft



 = Reduced headroom below 1.5m / 5'0"



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 | | 77 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |