

KINGSLEY AVENUE, EALING

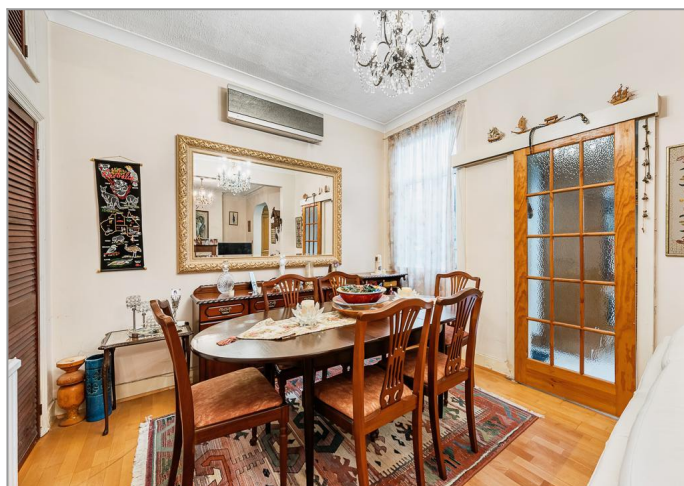


£1,100,000

Tuffin & Wren are delighted to offer this substantial Edwardian semi-detached family residence, situated in a desirable and super convenient 'leafy' enclave, minutes from many amenities. Extended to the rear, the property now boasts exceptionally spacious, generously proportioned and stylishly presented living accommodation that, whilst contemporary in many respects, still retains much of the charm and character of the original building. The property features a welcoming, room-sized entrance hall, a separate more formal reception room and 4 good-sized bedrooms. Then there's the open-plan living/dining rooms, a modern fitted kitchen/diner and a separate utility room. Other benefits include the superb first-floor shower room, handy downstairs cloakroom and a sun-trap, south-westerly-facing rear garden too.

TUFFIN & WREN

Independent Estate Agents



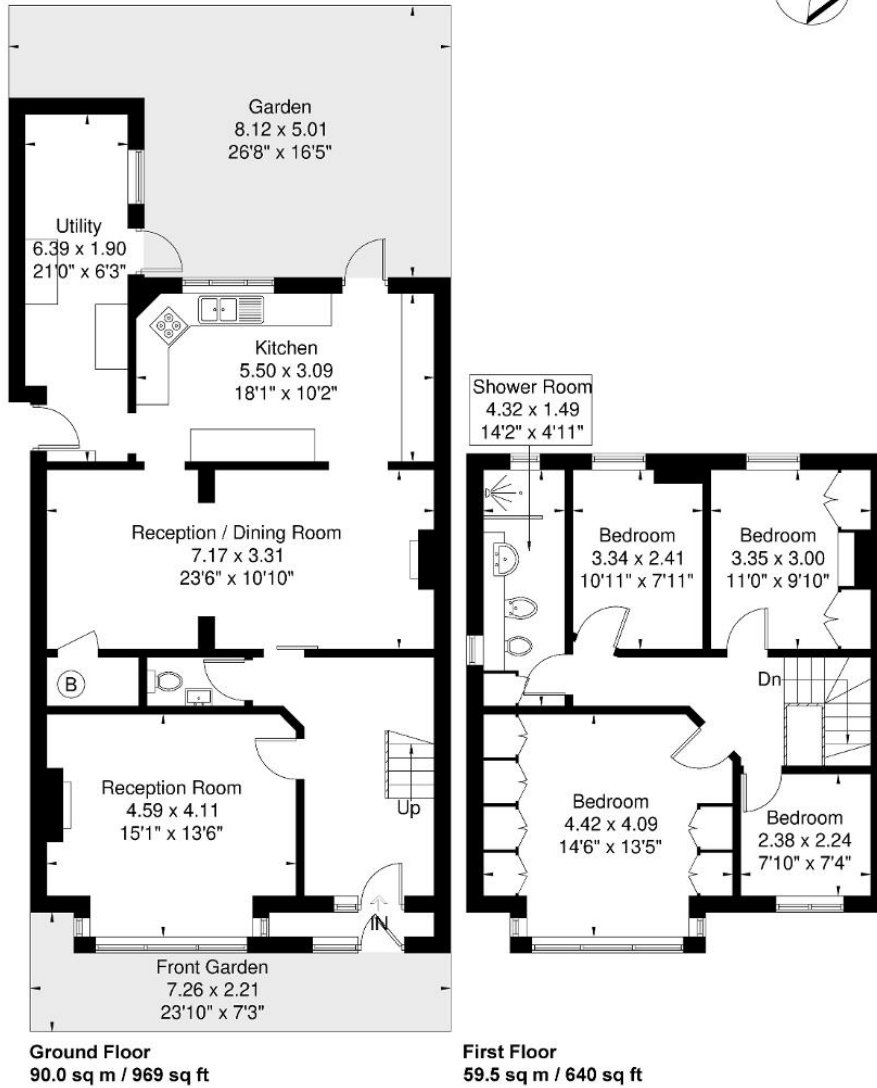
Further Information

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.

Kingsley Avenue

Approximate Gross Internal Area = 149.5 sq m / 1609 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		
55-68	D		68 D
39-54	E	52 E	
21-38	F		
1-20	G		