

LAMMAS PARK ROAD, EALING



£929,950

Tuffin & Wren are privileged to offer for sale a substantial, halls adjoining period residence extensively refurbished in recent years to an exceptionally high standard by the present owners. The property now boasts generously proportioned & stylishly presented living accommodation that features; 4 bedrooms, separate reception room, a stunning 'open plan' kitchen & dining room, luxurious family bathroom with separate shower and a delightful rear garden. Other benefits include a very handy cellar, study/office and a utility room & downstairs WC.

The accommodation (with approximate measurements) comprises:

GROUND FLOOR

Storm Porch	Front door with sidelight to;
Entrance Hall	Picture rail, cornice ceiling with ornate centre rose & corbels, radiator, tiled floor, door leading down to;
Cellar	18' 0" x 8' 8" (5.5m x 2.65m) (n.b. restricted head height) With light & power.
Front Reception Room	15' 0" x 13' 1" (4.58m x 4m) Sash bay window to front, feature period fireplace & surround with gas coal effect fire, cornice ceiling with centre rose, wooden floors, radiator.
Open Plan Kitchen/Dining Room	22' 0" x 14' 9" (6.72m x 4.5m) Wonderful 'open plan' kitchen/dining spaces with large sliding/folding doors to garden, stylish range of wall & floor cupboards, ample worktops with inset sink, space for range cooker, large overhead hood & chimney over, integrated dishwasher, fridge/freezer, breakfast bar, tiled floor with underfloor heating, coved ceiling with inset halogen spotlighting, door to;
Study/Office	8' 10" x 5' 7" (2.7m x 1.72m) Sash window to side, fitted desk & shelving, radiator, spotlighting.
Utility Room	8' 10" x 6' 8" (2.7m x 2.04m) Range of built in cupboards, space for washing machine & tumble dryer, gas fired boiler, picture rail, tiled floor, spotlighting, door to;
Downstairs WC	Low flush WC, washbasin.

FIRST FLOOR

Landing	Large, split level 'L-shaped' landing with skylight window, access to loft space, radiator, doors to;
Bedroom 1	18' 9" x 14' 6" (5.72m x 4.42m) max Sash bay window to front with radiator under, built in alcove wardrobes & cupboards, picture rail, cornice ceiling, further sash window to front.
Bedroom 2	12' 5" x 9' 4" (3.81m x 2.85m) Sash window to side with radiator under, built in alcove cupboards & shelving, feature period fire surround, picture rail.
Bedroom 3	11' 1" x 11' 0" (3.4m x 3.36m) Sash window to rear, feature period fire surround, alcove shelving, painted floorboards, radiator.
Bedroom 4	7' 3" x 7' 3" (2.23m x 2.22m)

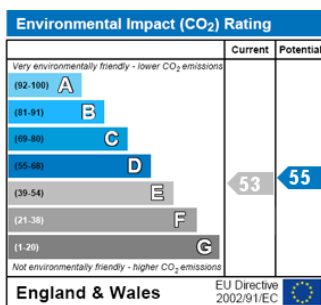
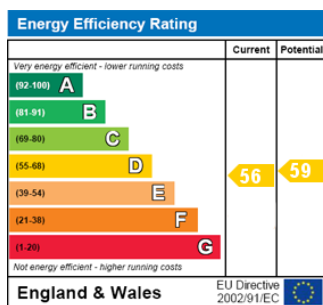
Sash window to front, alcove shelving, coved ceiling, radiator.

Family Bath & Shower Room Luxurious family bathroom with period style suite comprising freestanding roll top bath with 'ball & claw' feet & hand held shower attachment, tiled separate shower enclosure, pedestal washbasin, low flush WC, sash window to rear, tiled floor, heated towel radiator, spotlighting, extractor fan.

EXTERIOR

Garden Delightful garden, paved with Indian Sandstone and with mature, well stocked borders.

ENERGY PERFORMANCE RATING



TUFFIN & WREN

Independent Estate Agents

Front Reception Room



Open Plan Kitchen/Dining Room



Master Bedroom



Family Bath & Shower Room



Pretty Paved Garden



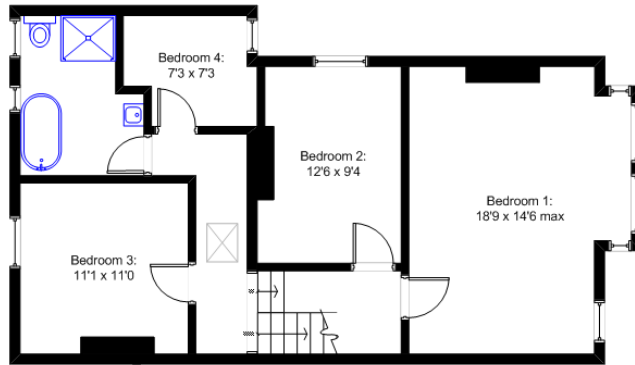
Further Information

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

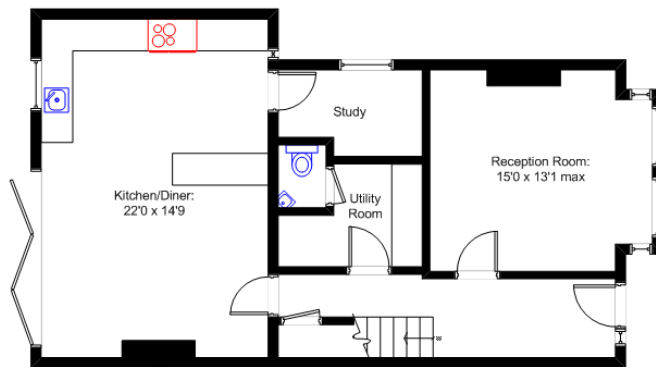
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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First Floor



Ground Floor



Lammas Park Road, W5

N.B. Not To Scale
(for illustration purposes only)