

HASLEMERE AVENUE, EALING



£899,950

A beautifully presented period family home situated in this prime location, sympathetically & comprehensively refurbished throughout. The property retains many period features but now boasts extended, exceptionally light and spacious, contemporary styled living accommodation set over its three storeys. Features include; master bedroom complete with en-suite shower room & balcony (boasting wonderful Southerly views), three further bedrooms, large separate reception room, wonderful open-plan kitchen/dining spaces and a luxurious first floor family bathroom. The property is further enhanced by its Southerly facing rear garden that backs onto allotments.

The accommodation (with approximate measurements) comprises:

GROUND FLOOR

Entrance Hall	Black & white tessellated tiled floor, understairs storage cupboard, radiator, doors to;
Reception Room	17' 0" x 12' 7" (5.19m x 3.84m) Front aspect double glazed windows, feature period style fire place with inset gas fire, television point, cornice ceiling with centre rose, wooden floors, radiator.
Open-Plan Kitchen/Diner	22' 0" x 16' 9" (6.73m x 5.11m) Bright and spacious open-plan rooms with stylish range of eye & base level units, stainless steel splash back, space for 1000mm cooker range, dishwasher and washing machine, stainless steel sink and drainer with mixer tap, wall mounted boiler, double glazed door to garden, space for fridge/freezer, feature period style fireplace & surround, ornate cornice ceiling with relief plaster mouldings, double glazed French doors to garden, radiator.

FIRST FLOOR

Bedroom 1	16' 0" x 11' 3" (4.9m x 3.43m) Range of fitted wardrobes and cupboards, radiators, front aspect double glazed window, coved ceiling.
Bedroom 2	12' 11" x 12' 4" (3.96m x 3.76m) Rear aspect double glazed window, radiator.
Bedroom 3	9' 0" x 6' 4" (2.76m x 1.94m) Front aspect double glazed window, radiator.
Bathroom	Bath with centre tap, pedestal wash hand basin, heated floor and towel rail, tiled shower cubicle, rear aspect frosted double glazed window, part tiled walls, mirror with light over.

SECOND FLOOR

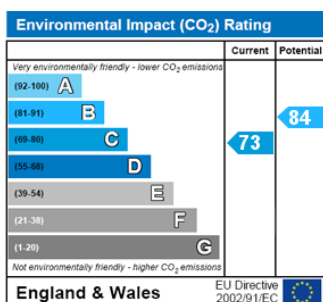
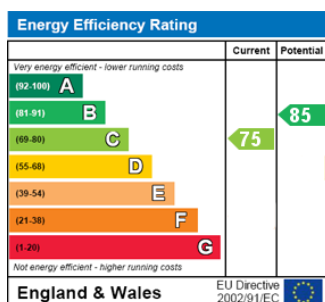
Bedroom 4	19' 5" x 15' 4" (5.94m x 4.7m) max Solid wooden floors, rear aspect double glazed French doors to balcony, radiator, Velux windows, door to;
En Suite Shower Room	Tiled shower cubicle, heated tiled floor, low level WC, pedestal washbasin, rear aspect frosted double glazed window, heated towel rail.

EXTERIOR

Garden

Delightful Southerly facing garden with raised timber deck patio, lawn, mature trees and shrubs, outside tap, wooden seating area, shed, power point, security light.

ENERGY PERFORMANCE RATING



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Front Reception Room



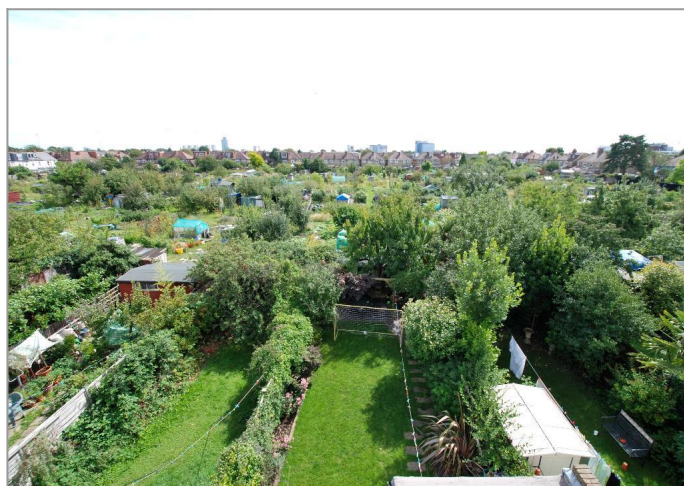
Stylish Integrated Kitchen Area



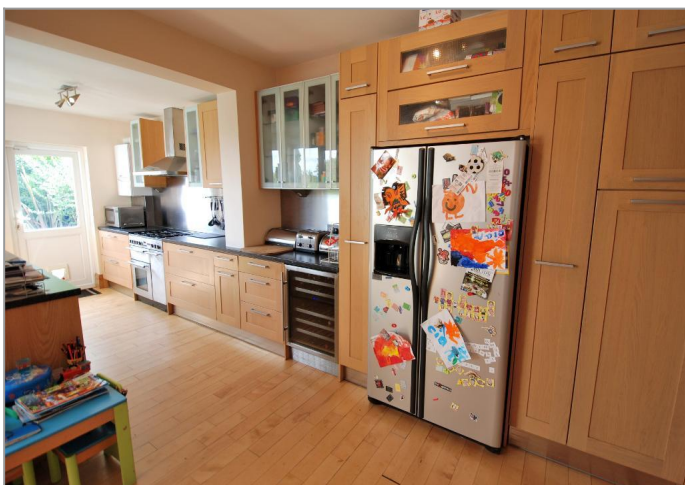
Master Bedroom



Southerly Views from Balcony



Stylish Fitted Kitchen - Alternative View



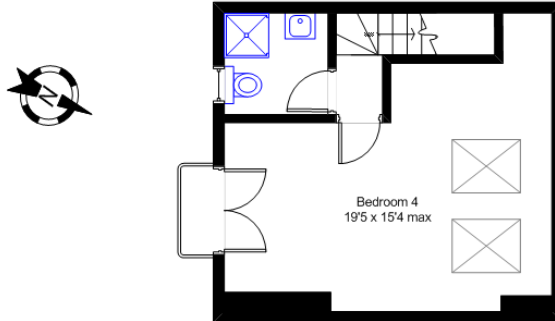
Further Information

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

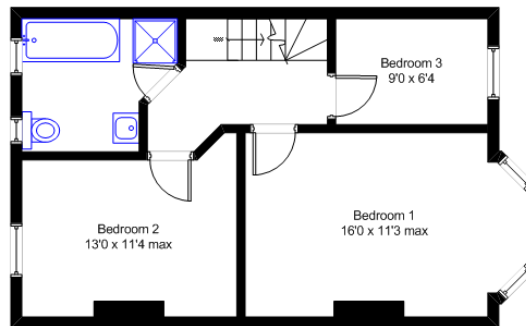
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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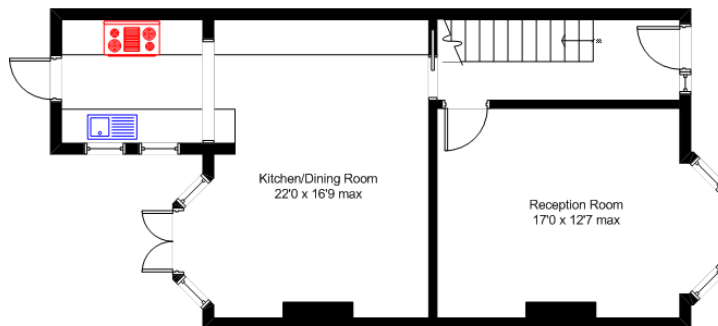
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Second Floor



First Floor



Ground Floor

Haslemere Avenue, Ealing W13

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