

SEAFORD ROAD, EALING



£650,000

Tuffin & Wren are delighted to offer this appealing mid-terraced family home situated in a very popular and most convenient location. Whilst the property would undoubtedly benefit from some updating and modernising, it offers perhaps a young family an increasingly rare opportunity to refurbish a property to their own specification. Features include 2 double bedrooms, 2 separate reception rooms and an extended fitted kitchen. The property further benefits from a first floor bath/shower room, the paved rear garden, as well as potential to extend (subject to the usual consents). The property is vacant with no onward chain and is expected to attract much interest at this competitive price!

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.

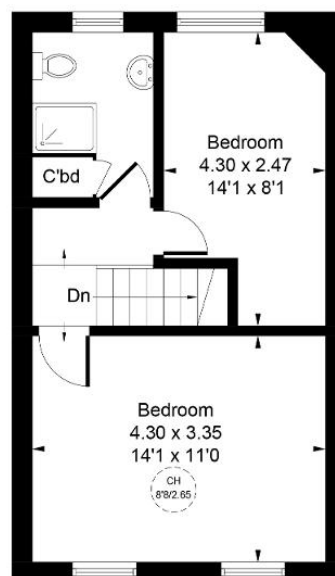
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Approximate Gross Internal Area
77.18 sq m / 831 sq ft



CH = Ceiling Height
= Reduced headroom below 1.5m / 5'0



Ground 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 Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		