

BLONDIN AVENUE, EALING



£1,250,000

Situated in this desirable cul-de-sac location leading to Blondin Park, with ideal proximity to Northfields station, local shops and schools, Tuffin & Wren are thrilled to offer this outstanding end terrace family residence for sale. Transformed by a sympathetic double-storey side extension and refurbished to a high specification, the property now boasts exceptionally light and spacious, contemporary styled living accommodation throughout. Features include; a generous formal reception room, large open-plan fitted kitchen/dining/living spaces that open out onto the wonderful southerly facing garden and five first-floor bedrooms. Other benefits include the luxuriously appointed family bath and shower rooms, handy downstairs WC/cloakroom and a desirable, versatile garden room/studio, complete with kitchenette and en-suite shower room!

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Generous Reception Room



Open-Plan Living/Dining Spaces



Superb Open-Plan Kitchen/Dining Area



Garden Room/Studio



Wonderful, Southerly Facing 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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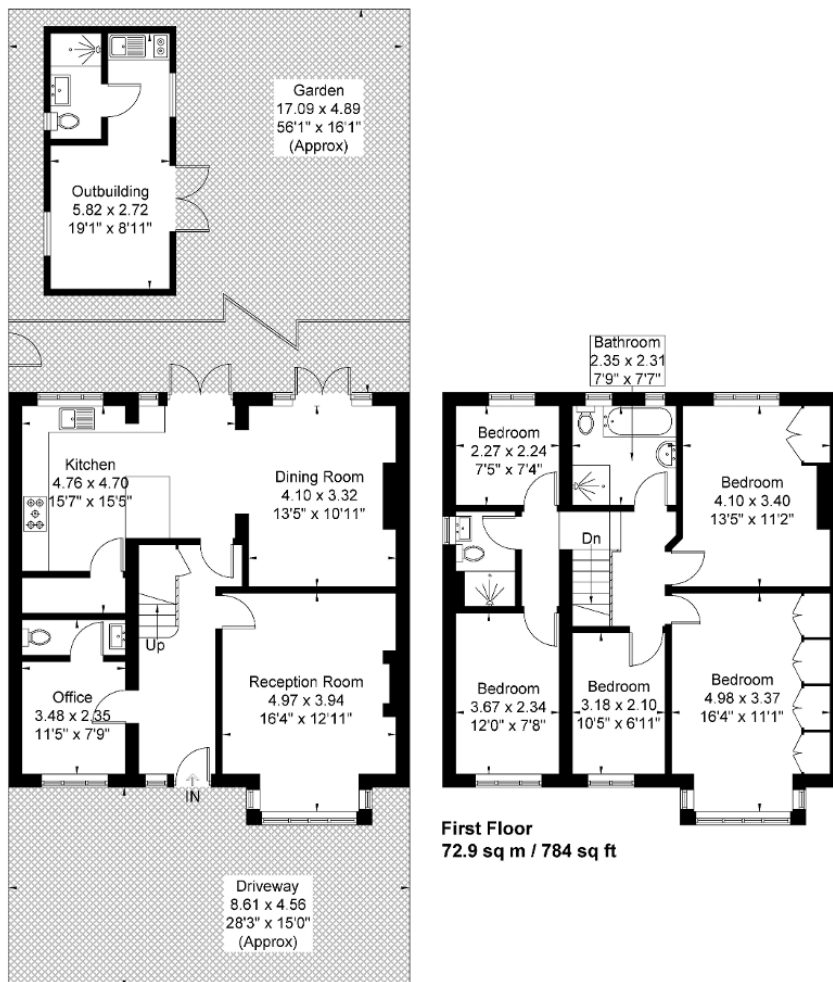
Independent Estate Agents

Blondin Avenue

Approximate Gross Internal Area = 145.8 sq m / 1568 sq ft

Outbuilding = 15.7 sq m / 168 sq ft

Total = 161.5 sq m / 1736 sq ft



Ground Floor
72.9 sq m / 784 sq ft

Outbuilding
15.7 sq m / 168 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		