

ALTENBURG AVENUE, EALING



£749,950

Tuffin & Wren are delighted to offer for sale a most handsome, bay-fronted Edwardian mid-terrace family home, situated in this desirable and much sought-after location. The property has been extended to the rear and boasts generously proportioned and spacious living accommodation that retains much of the charm and character of the original building. Features include; 2 ample bedrooms, 2 reception rooms, the rearmost open-plan with a modern fitted kitchen. The property also benefits from a first-floor family bathroom, its generous southerly facing rear garden, as well as the many original features and period detailing that remain.

The accommodation (with approximate measurements) comprises:

GROUND FLOOR

Front Room

NOTES:

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Kitchen/Diner/Second Sitting Room

NOTES:

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FIRST FLOOR

Bedroom 1

NOTES:

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Bedroom 2

NOTES:

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Bathroom

NOTES:

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EXTERIOR

Garden

NOTES:

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ADDITIONAL INFORMATION

The property is vacant and is therefore, being sold with no onward chain!

ENERGY PERFORMANCE RATING

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

TUFFIN & WREN

Independent Estate Agents

Front Reception Room



Rear Reception Room



Extended Fitted Kitchen



Principal Bedroom



Bathroom



Further Information

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

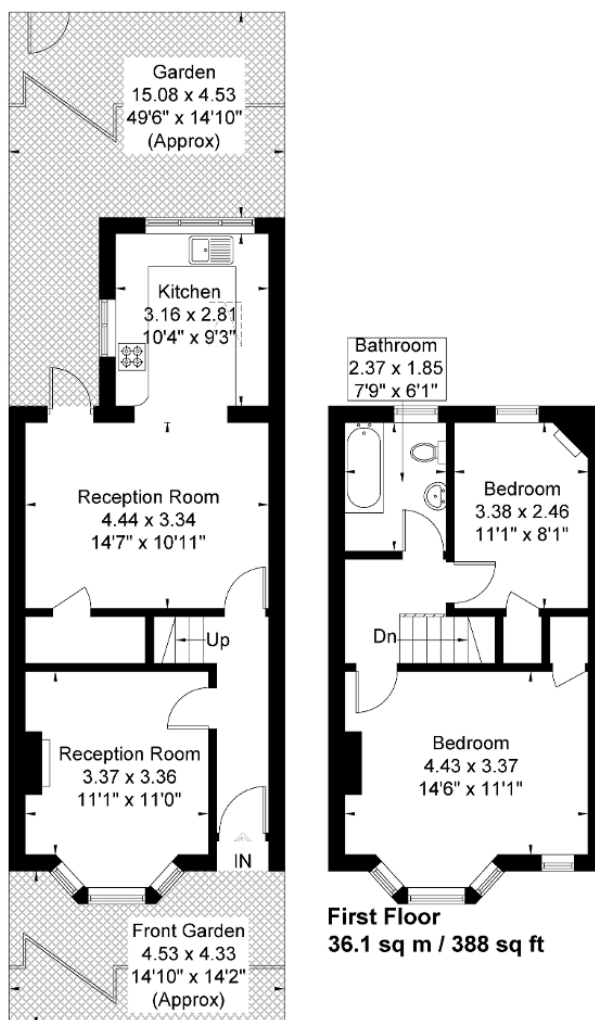
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

TUFFIN & WREN

Independent Estate Agents

Altenburg Avenue

Approximate Gross Internal Area = 81.5 sq m / 877 sq ft



Ground Floor
45.4 sq m / 488 sq ft

First Floor
36.1 sq m / 388 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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