

## CRANMER AVENUE, EALING



£750,000

Tuffin & Wren are delighted to offer for sale a most handsome, bay-fronted Edwardian mid-terrace 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 an extended, modern fitted kitchen/dining room. The property also benefits from a stylish first-floor bathroom, its generous westerly facing rear garden, as well as the many original features and period detailing that remain.

# TUFFIN & WREN

*Independent Estate Agents*



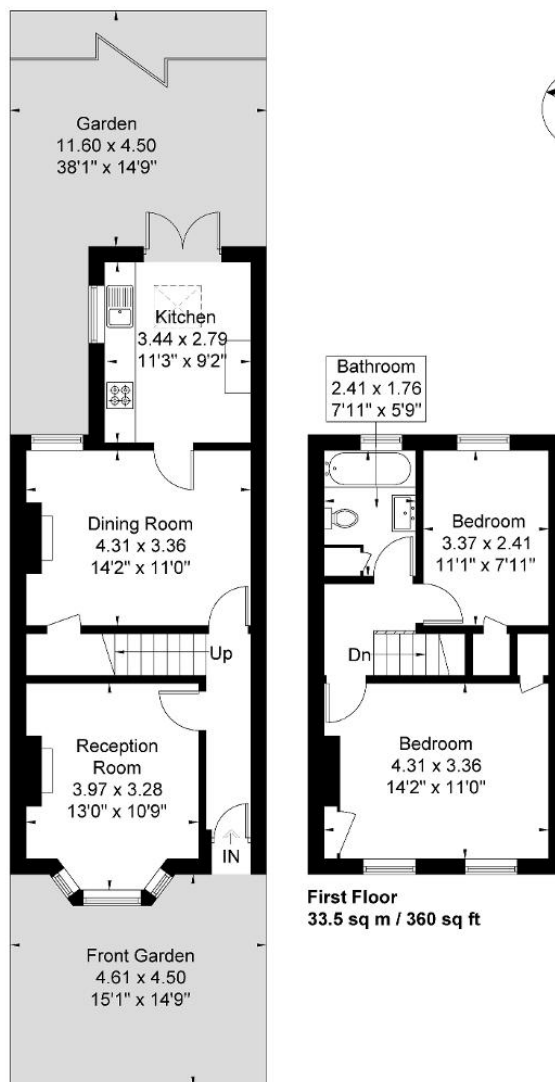
## Further Information

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

## Cranmer Avenue

Approximate Gross Internal Area = 77.5 sq m / 834 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.  
© www.perspective.co.uk

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		