

LEYBORNE AVENUE, EALING

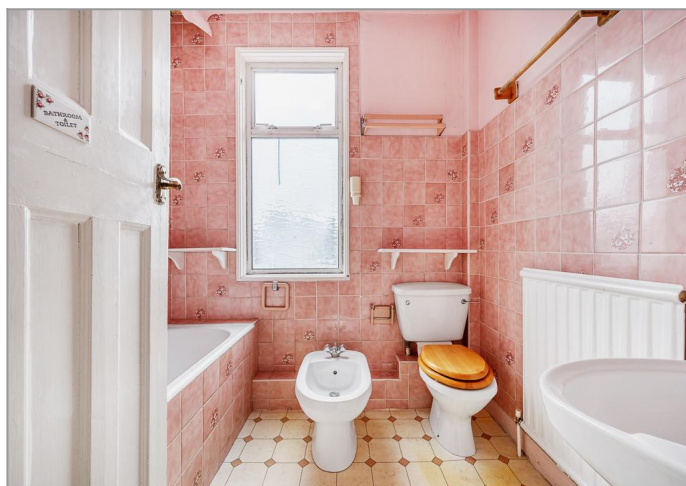


£850,000

Situated in a prime Northfields location, just minutes from shops, restaurants, parks, schools and two nearby stations, Tuffin & Wren are privileged to offer this handsome period family residence for sale. Whilst the property has had a stylish kitchen/breakfast room fitted, it would undoubtedly benefit from further remodelling and modernising however, the existing accommodation briefly comprises; 2 separate but interconnecting receptions rooms on the ground floor, with 3 bedrooms and a generous family bathroom over the upper floor. The property further benefits from a downstairs shower room, as well as it's southerly facing rear garden and is expected to attract much interest at this competitive price!

TUFFIN & WREN

Independent Estate Agents



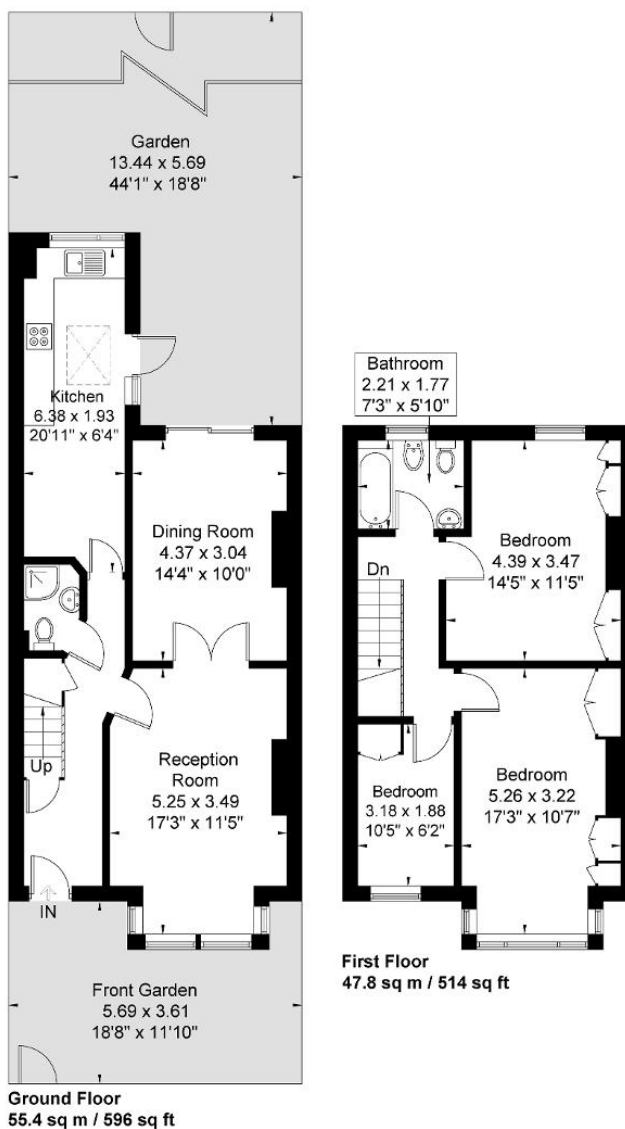
Further Information

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.

Leyborne Avenue

Approximate Gross Internal Area = 103.2 sq m / 1110 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		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		