

CAMBORNE AVENUE, EALING



£999,950

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. The property has been extended into the loftspace sometime ago, but it does now boast five good-sized bedrooms and two modern family bathrooms (one en-suite) over the upper floors. Other features include the two large reception rooms, a fitted kitchen and separate breakfast room, handy downstairs WC and a westerly facing rear town garden. There's also a detached garage approached via a gated, vehicular rear access way, that could of course be removed if a larger garden was desired.

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.

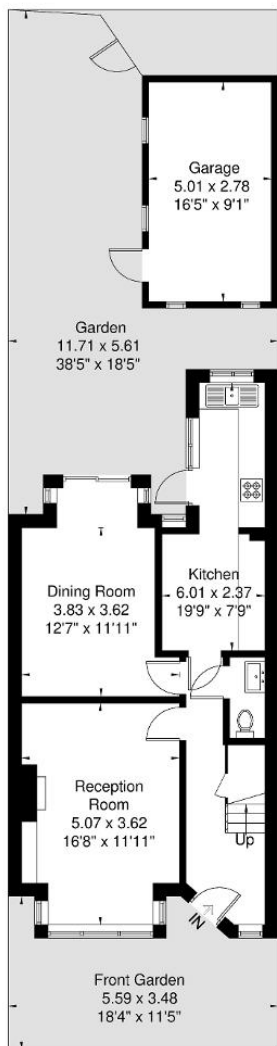
Camborne Avenue

Approximate Gross Internal Area = 133.2 sq m / 1433 sq ft

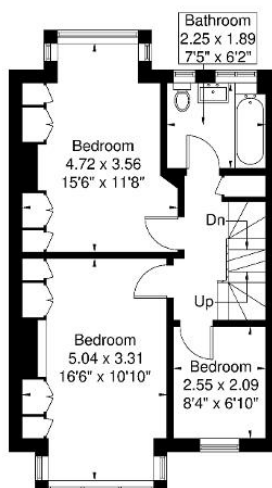
Eaves / Reduced Headroom = 14 sq m / 150 sq ft

Garage = 12.3 sq m / 132 sq ft

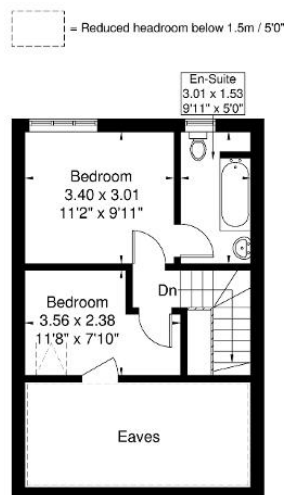
Total = 159.5 sq m / 1715 sq ft



Ground Floor Garage
55 sq m / 592 sq ft 14 sq m / 150 sq ft



First Floor
48.9 sq m / 526 sq ft



Second Floor
29.3 sq m / 315 sq ft
Eaves / Reduced Headroom
12.3 sq m / 132 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	57 D	
39-54	E		
21-38	F		
1-20	G		