

WINDERMERE ROAD, EALING



£899,950

Situated in this prime location minutes from amenities and backing onto the wide open spaces of Lammas Park, Tuffin & Wren are privileged to offer this stylish Edwardian family home. Having been extended into the loft space and to the rear, the property now boasts spacious, generously proportioned accommodation over three storeys. Features include; four double bedrooms, two separate reception rooms, a modern fitted kitchen, superb first floor family bathroom and second floor shower rooms. Other benefits include the utility/lean to with downstairs WC , a delightful rear garden and those wonderful parkland views!

The accommodation (with approximate measurements) comprises:

GROUND FLOOR

Storm Porch	Front door to;
Entrance Hall	Dado rails, under stairs storage/study space, cornice ceilings, tiled floors, radiator, doors to;
Front Reception Room	14' 3" x 12' 0" (4.36m x 3.68m) max Sash bay window to front with radiator under, feature period fireplace & surround, alcove shelving & storage, picture rail, cornice ceiling.
Kitchen	9' 6" x 9' 6" (2.92m x 2.9m) Stylish range of fitted eye & base level cupboards & display units, ample work surfaces with inset sink unit and mixer taps, inset gas hob, built in electric oven, space with fridge/freezer & dishwasher, windows to side, part tiled walls, tiled floor.
Rear Reception Room	18' 7" x 10' 11" (5.68m x 3.35m) max French windows to garden, tiled floors, cornice ceiling, radiator, stable doors to;
Utility/Lean To	18' 7" x 4' 7" (5.68m x 1.42m) max Double glazed windows & pitch roof, worktops with plumbing & space for washing machine & tumble dryer, tiled floors, door to garden, door to downstairs WC.

FIRST FLOOR

Landing	Doors leading to;
Bedroom 1	16' 1" x 13' 8" (4.93m x 4.2m) max. Sash bay window to front, further sash window to front both with radiators under, built in wardrobes, picture rail, cornice ceiling, laminate flooring.
Bedroom 2	9' 10" x 9' 8" (3m x 2.95m) Sash window to rear (with wonderful parkland views), picture rail, radiator.
Bedroom 3	11' 2" x 11' 0" (3.42m x 3.37m) Sash windows to rear (with wonderful parkland views), picture rail, radiator.
Family Bathroom	Modern white suite comprising panel enclosed bath with shower over, built in storage with inset washbasin, low flush WC, sash windows to side, tiled walls.

SECOND FLOOR

Landing

Access to rear loftspace, skylight roof light, doors to;

Bedroom 4

17' 11" x 9' 7" (5.47m x 2.94m)

Double glazed windows to rear with wonderful views over Lammas Park, Velux windows to front, under eaves storage, radiator.

Shower Room

Tiled shower enclosure, vanity unit with washbasin, low flush WC, tiled walls and floors, Velux window to front, towel radiator.

EXTERIOR

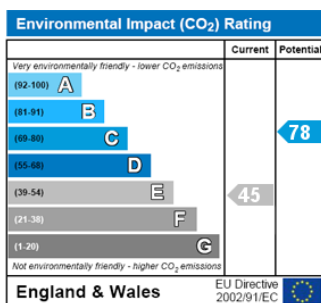
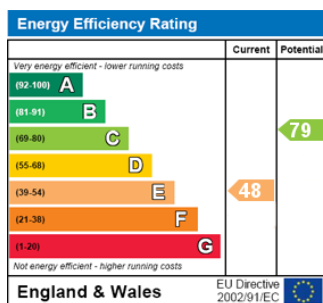
Garden

Delightful, (North-)Westerly facing garden approx 40', raised lawn & timber deck, brick paved patio, garden shed, pedestrian rear access.

ADDITIONAL INFORMATION

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

ENERGY PERFORMANCE RATING



TUFFIN & WREN

Independent Estate Agents

Front Reception Room



Rear Reception Room



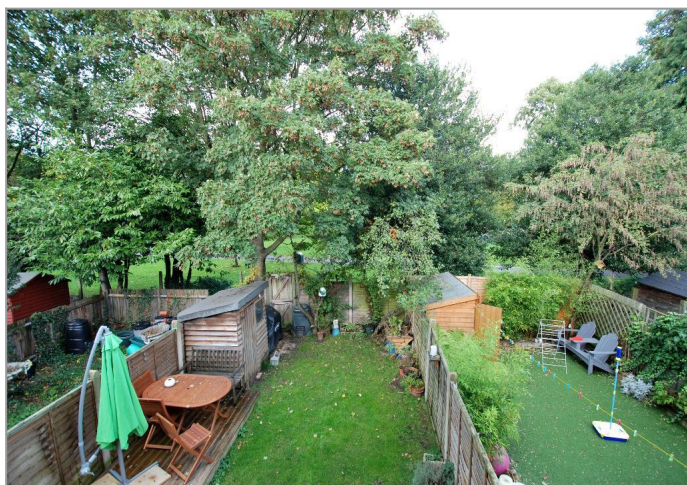
Rear Reception Room - Alternative View



Modern Fitted Kitchen



Wonderful Parkland Views



Further Information

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

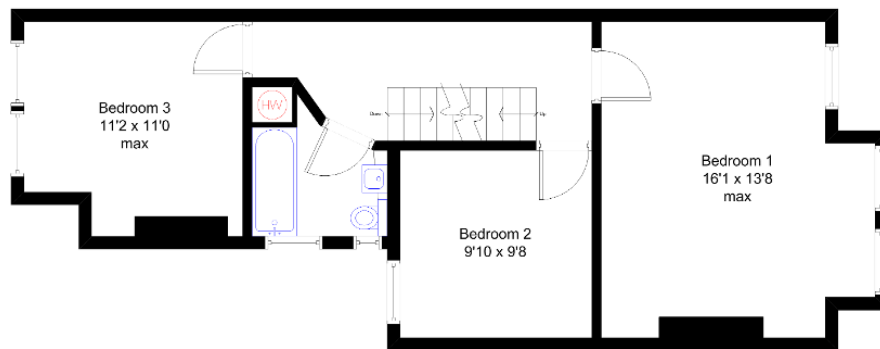
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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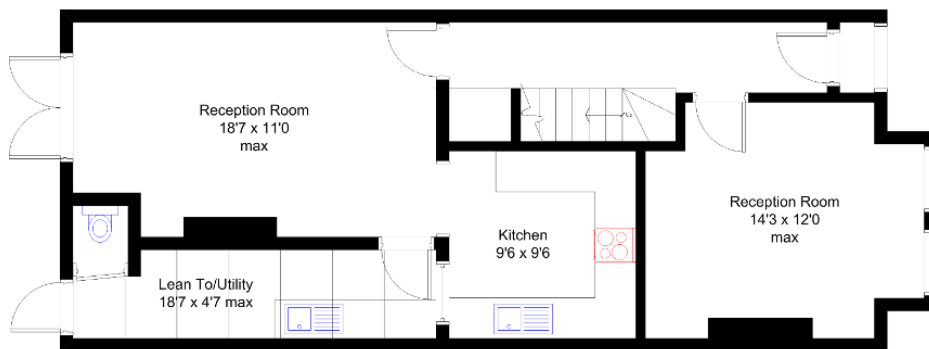
Independent Estate Agents



Second Floor



First Floor



Ground Floor

Windermere Road, Ealing W5

N.B. Not to Scale
(for illustration purposes only)