

RIDLEY AVENUE, EALING



£650,000

Situated in one of Northfields most popular roads, Tuffin & Wren are delighted to offer for sale this charming Victorian cottage style terrace house. The property features stylish, superbly presented living accommodation that boasts two double bedrooms, a newly installed 'Jack & Jill' en-suite shower room, separate reception room and a wonderful fitted kitchen/diner. Other benefits include the contemporary white bathroom with fitted furniture & separate shower enclosure and a Westerly facing 'Town' garden that backs onto and has views over the open green spaces of 'Fielding Walk'.

The accommodation (with approximate measurements) comprises:

GROUND FLOOR

Reception Room	13' 1" x 10' 9" (4m x 3.3m) Sash window to front with radiator under, decorative chimney breast recess with feature stove & flue, Oak flooring, further radiator, open plan with lobby & stairs to first floor.
Kitchen/Dining Room	13' 1" x 11' 9" (4m x 3.6m) Stylish range of eye & base level fitted units, wooden worktops with inset sink unit, mixer taps & separate drainer, stainless steel Smeg cooking range with stainless steel splashback & overhead hood & chimney, integrated washing machine, dishwasher & fridge/freezer, part tiled walls, laminate flooring, understairs cupboard, spotlighting, radiator, double glazed door to garden, door to;
Bath & Shower Room	8' 7" x 6' 5" (2.64m x 1.98m) Contemporary white suite comprising panel enclosed centre fill bath with shower attachment, separate shower enclosure, built in range of storage cupboards also housing washhand basin & low flush WC, part tiled walls, newly laid vinyl floor covering, spotlighting, towel radiator, double glazed windows to side and rear.

FIRST FLOOR

Landing	Doors to;
Bedroom 1	13' 1" x 10' 9" (4m x 3.3m) Sash windows to front with radiator under, built in wardrobe, spotlighting, stripped wood floors, door to;
En-Suite Shower Room	'Jack & Jill' type en-suite wet room with stylish shower, WC and washbasin fittings, fully tiled walls and floors, double-glazed window to rear and towel radiator.
Bedroom 2	8' 10" x 8' 6" (2.7m x 2.6m) Sash window to rear (with views over Fielding Walk) and radiator under, stripped wood floors.

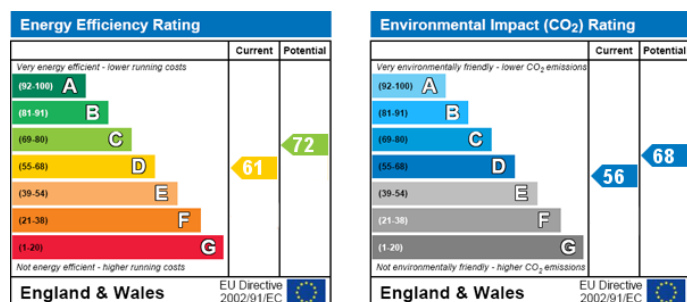
EXTERIOR

Garden	North-westerly facing paved and fenced 'Town' garden with raised timber deck patio area, garden shed and pedestrian access to Fielding Walk.
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ADDITIONAL INFORMATION

The property is being sold with no onward chain.

ENERGY PERFORMANCE RATING



TUFFIN & WREN

Independent Estate Agents

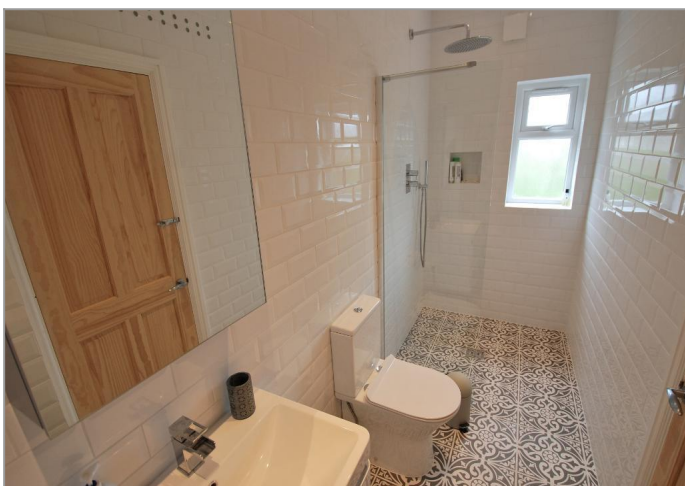
Reception Room



Modern Fitted Kitchen/Dining Room



Stylish En-Suite Shower Room



Bedroom 1



Views Over Fielding Walk & School



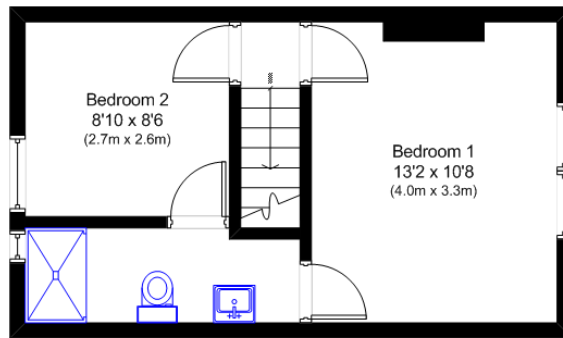
Further Information

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

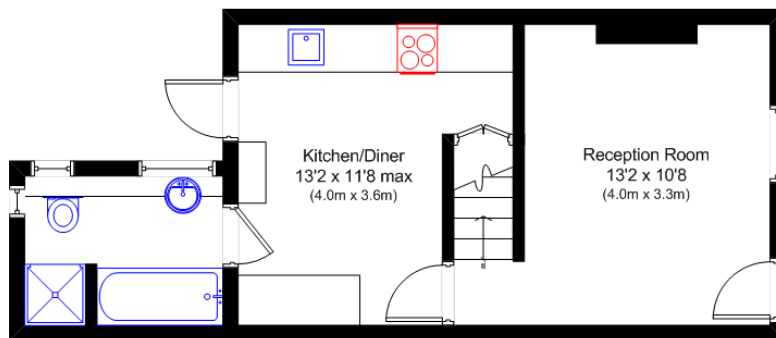
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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First Floor



Ground Floor

Ridley Avenue, Ealing W13

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