

Vallis Way
London
W13 0DD





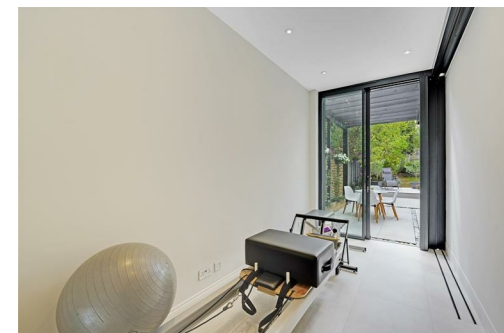


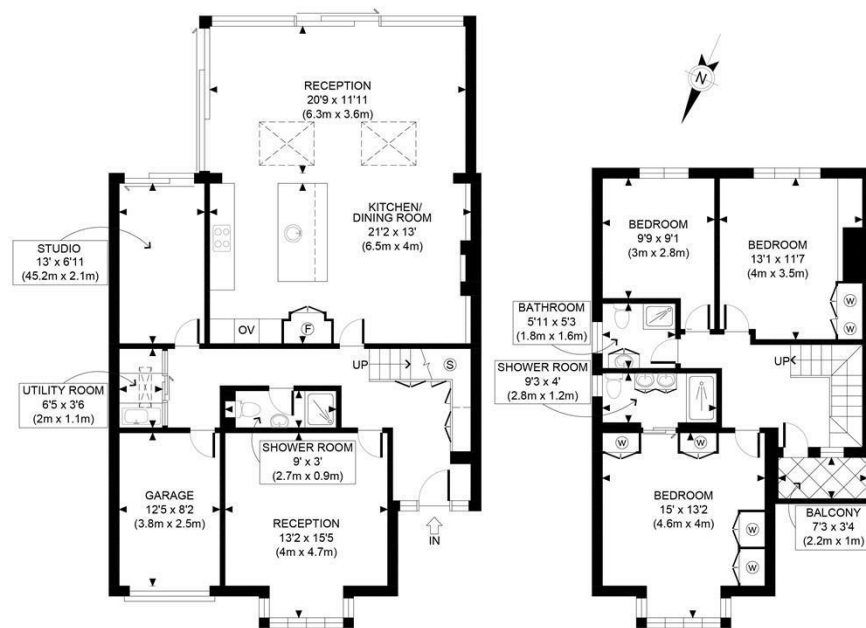
9 Vallis Way

£1,575,000

This property is presented in an immaculate condition and upon entering through the imposing front door, accommodation comprises of a spacious hallway with built in understairs storage. The living area benefits from bespoke cabinetry and a stunning modern fireplace. The kitchen is magnificent and unique with white quartz worktops, appliances include BOSCH electric hob with overhead extractor, built in oven and built in air fryer/microwave, BOSCH fridge/freeze and an under-counter wine fridge. The breakfast room is filled with natural light with corner bifold pocket doors to the terrace and landscaped garden beyond bringing the outside in. There is a formal reception room which could be used as a bedroom, downstairs shower room, and separate utility room with built in appliances and sink unit. Also on the ground floor there is another room which can be used as a bedroom or gym and leads out to the landscaped garden. The whole of the downstairs has underfloor heating and air conditioning which is controlled by an app on your smart phone. Upstairs, the first floor comprises of a luxurious master bedroom suite with bespoke wardrobes and walk in shower room with underfloor heating. Accommodation continues with a further three double bedrooms and a family shower room with under floor heating. Further benefits include EV charging point, large garage and off street parking. Planning permission has also been granted for a loft conversion and outbuilding - enquire for further details.

Vallis Way is perfectly positioned to enjoy the scenic open spaces of Cleveland and Pitshanger Parks. Just a short distance away, Pitshanger Lane offers a charming shopping parade with an eclectic mix of shops, pubs, cafés, and restaurants, making it a vibrant hub for the local community. Families will appreciate the excellent choice of nearby schools.





APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1788 SQ FT / 166 SQM	Vallis Way
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1678 SQ FT / 156 SQM	date: 16/07/25
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.	photoplan
While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	

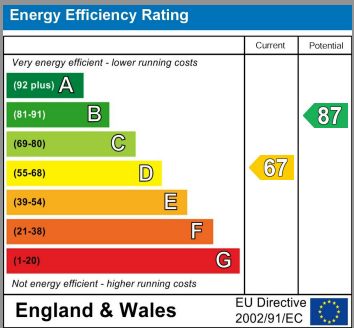
Local Authority

Ealing

Council Tax Band

F

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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