



**Vallis Way, W13**

**£800,000**

**\*Offers In Excess Of\***

A spacious three bedroom semi-detached family home in an ideal location which offers huge potential to extend both to the rear and the loft like neighbouring properties (STPP). This family home benefits from a spacious secluded garden.

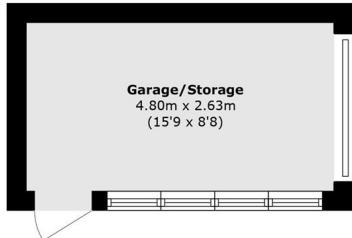


Offering nearly 1200 sq ft naturally and very impressive externally, the ground floor of this property includes a large front reception room (with a lovely bay window) filled with natural light, additional reception and kitchen to the rear (primed for an extension STPP). The first floor comprises three double bedrooms and a family bathroom. The garden includes a brick built garage which could easily be converted for use as an office/gym or storage.

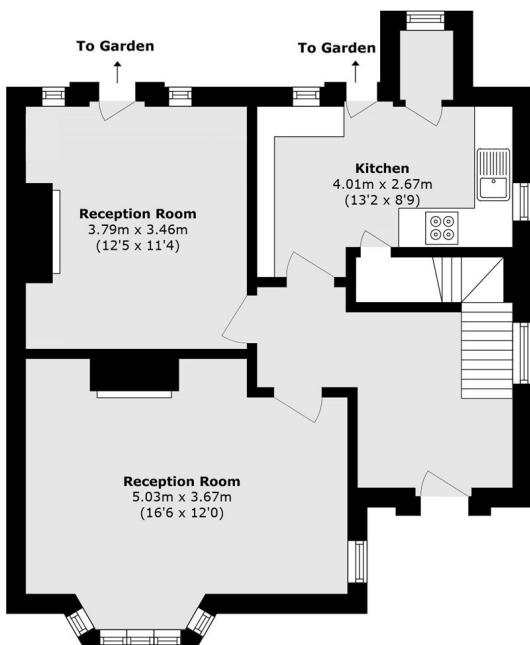
Ideally located for many amazing local parks including Cleveland and Pitshanger park. Excellent transport links including Elizabeth line at West Ealing providing unrivalled access across London. Well regarded schools to choose from locally.

- Three Bedrooms • Semi-Detached • Huge Potential To Extend •
- Secluded Garden • Elizabeth Line • Local Parks •

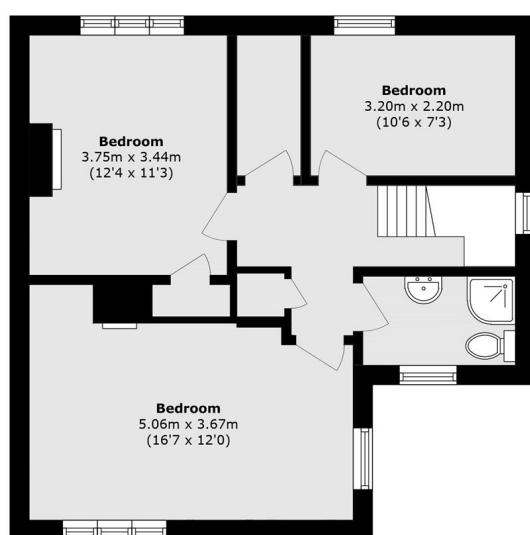




**Ground Floor**  
(Not Shown In Actual Location/Orientation)



**Ground Floor**



**First Floor**

Total area (approx.): 107.2 sq. m (1153.9 sq. ft)

Garage area (approx.): 12.6 sq. m (135.6 sq. ft)

Robertson Smith & Kempson Northfields Sales  
116 Northfield Avenue,  
London, W13 9RT  
020 8566 2340  
northfieldssales@robertsonsmithandkempson.co.uk

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