



## Graham Avenue, W13

£1,175,000

A fully extended four bedroom family home set over three floors, presented in excellent condition throughout benefitting from a spacious low maintenance secluded garden.





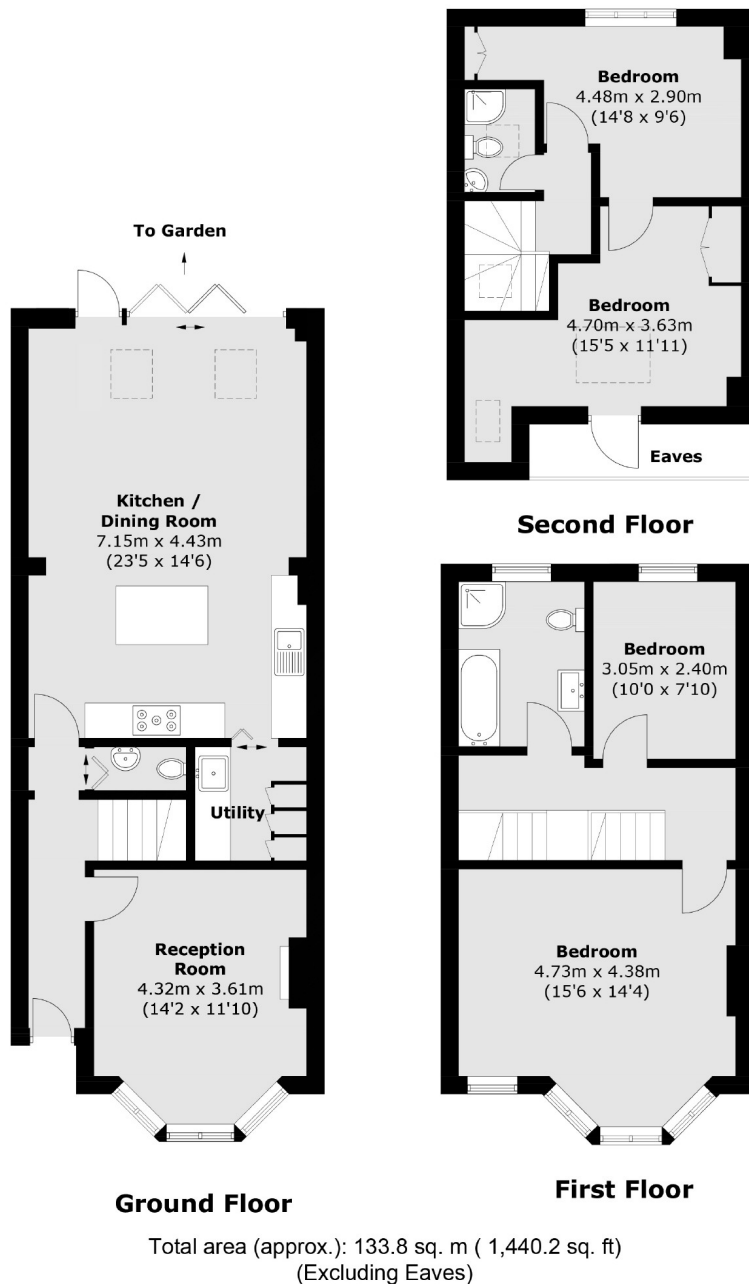
The ground floor comprises a front reception room, WC and extended kitchen/diner (with ideal utility room) leading to the secluded garden. The first floor accommodation offers two double bedrooms and family bathroom. The loft has been tastefully converted to include two double bedrooms and a shower-room.

Ideally located for excellent transport links including West Ealing station (Elizabeth Line) & Northfields station (Piccadilly). Ofsted outstanding schools including Fielding primary. Local parks to enjoy are Elthorne, Lammas & Walpole.

- Four Bedrooms • Secluded Garden • Fully Extended •
  - Ofsted Outstanding Schools • Local Parks • Excellent Transport Links •
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