



Graham Avenue, W13

£999,950

With an abundance of character and period features throughout an extended three bedroom family home with a large secluded south-facing garden attractively offered onto the market with no onward chain. Spacious outbuilding at the rear of the garden (which offers heating, air con and shower-room), perfect for a home office or gym.



The ground floor is ideally laid out (benefitting from under floor heating throughout), with a large reception to the front, WC and extended kitchen/diner (boasting hours of natural light due to it's ideal southerly aspect) to include a spacious utility. The first floor accommodation includes the principal bedroom to the front, additional two bedrooms and family bathroom. Huge potential to extend to the loft (STPP), indeed there is lapsed planning for the loft conversion ref 170085CPL.

Ideally located for Ofsted outstanding schools including Fielding, Oaklands & Elthorne High. Local parks to enjoy include Elthorne, Lammas & Walpole. Excellent transport links including the Elizabeth line (West Ealing) & Northfields station (Piccadilly) providing excellent transport links all over London.

- No Onward Chain • Three Bedrooms • South Facing Garden •
- Home Office • Ofsted Outstanding Schools • Excellent Transport Links •





Total area (approx.): 94.5 sq. m (1,017.2 sq. ft)
Office: 14.5 sq. m (156.1 sq. ft)

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