



Felix Road, W13

£950,000

One of the standout family homes on Felix Road, this beautifully presented property has been extended and reconfigured to provide three double bedrooms and two bathrooms over three floors, offering approximately 121.7 Sq m / 1,309.9 Sq ft (excluding eaves).

It has been improved by the current owners with a rear and side extension, loft conversion, and landscaped garden (2019), as well



As you enter this family home, your attention is immediately drawn to the impressive full-width rear extension, finished to a high standard throughout. The kitchen enjoys an abundance of natural light and overlooks the landscaped garden, creating a superb space for day-to-day family life and entertaining. The ground floor also features a dedicated dining area and a front reception room, with a layout that works exceptionally well for hosting.

The first floor offers a double bedroom to the rear, another double bedroom to the front, and a generous family bathroom. The loft has been tastefully converted to provide the principal bedroom with an en suite bathroom. It further benefits from ample natural light via two large skylights, as well as abundant storage.

A short walk to West Ealing (Elizabeth line) for quick access across London (approx. 17 minutes to Bond Street and 12 minutes to Paddington), with a strong selection of nurseries and schools, plus parks, shops, restaurants, and several supermarkets all within approximately a 5 - 10 minute walk.

- Three Double Bedrooms • Two Bathrooms • Elizabeth Line •
- Fully Extended • Stunning Condition • Well Regarded Schools •





Total area (approx.): 121.7 sq. m (1309.9)
(Excluding Eaves)

Robertson Smith & Kempson Ealing Sales

1 The Broadway, London,
W5 2NT

020 8840 7677

ealingsales@robertsonsmithandkempson.co.uk

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.