



## Waldemar Avenue, W13

£1,450,000

A true gem in every sense, this spacious four bedroom semi-detached is a perfect family home. In one of the most sought after areas locally this spacious property is attractively offered onto the market with no onward chain. Exceptionally energy efficient, boasting a 'C' EPC rating with potential for a 'B', no doubt assisted by the installed solar panels.



A wonderful house, filled with natural light and offering an abundance of space for family living throughout. The ground floor comprises a large front reception room with stunning high ceilings and period features. As you move through to the back of the house, you'll be impressed with the generous open plan kitchen/diner leading to the low maintenance secluded garden. The first floor offers three double bedrooms, additional single bedroom/office and a family bathroom in excellent condition. Primed for a loft extension like many neighbouring properties have done (STPP).

Ideally located for Lammas and Walpole parks which are wonderful family amenities. Excellent transport links close to the property with the Elizabeth line at West Ealing and Ealing Broadway as well as Northfields station (Piccadilly). Well regarded local schools to choose from.

- Semi-Detached • No Chain • Four Bedrooms •
- Huge Potential (STPP) • Local Parks • Elizabeth Line •





Total area (approx.): 150.8 sq. m (1623.2 sq. ft)

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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.