



**St. James Avenue, W13**

**£1,250,000**

\*\*\*Offers In Excess Of\*\*\* Character semi-detached house located in this increasingly popular residential area.

Close to an excellent range of local schools, shops and transport options including West Ealing for Crossrail.





This outstanding home is a real surprise and much bigger than your typical Edwardian house in the area.

The front is highly impressive with off-street parking. The original tiled pathway continues into the entrance hall via the smart front door. The front reception room has generous proportions with a period fireplace and coving. The inner hallway has a useful utility and well fitted shower room, before you come to the stunning 29' full width kitchen / reception room with double doors to the west-facing garden.

On the first floor there are four double sized bedrooms and a very well fitted bathroom. There is also potential to further extend into the large loft as many of the neighbours have, to create two further bedrooms and a bathroom.

Outside is a well established circa 60'ft west-facing garden and a multi-purpose garden annex (200 sq.ft). Offered with no onward chain. Viewing is highly recommended by sole agents.

- Edwardian • Semi-Detached • Four Bedrooms •
  - Garden Annex • Potential To Extend (STPP) • No Onward Chain •
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TOTAL APPROX. FLOOR AREA  
1801 SQ. FT. (167.34 SQ. M.)  
OUTBUILDING = 211 SQ. FT. (19.60 SQ. M.)

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