



Waverley Gardens, West Twyford, London NW10 7EE
Price: £625,000 Freehold

Conveniently situated for **Hanger Lane** and **Park Royal** stations both with local shopping facilities and access to **Ealing Broadway** station with Elizabeth Line connection & town centre. With access to A406, A40, A4 and the M4 & M40 motorways. Well-placed for local schools including St Augustine's Priory and West Twyford Primary.

A 3-bedroom end-of-terrace house arranged over two floors with approx 64' rear garden and parking at the rear. With potential for an extension and loft conversion (subject to the usual regulations).

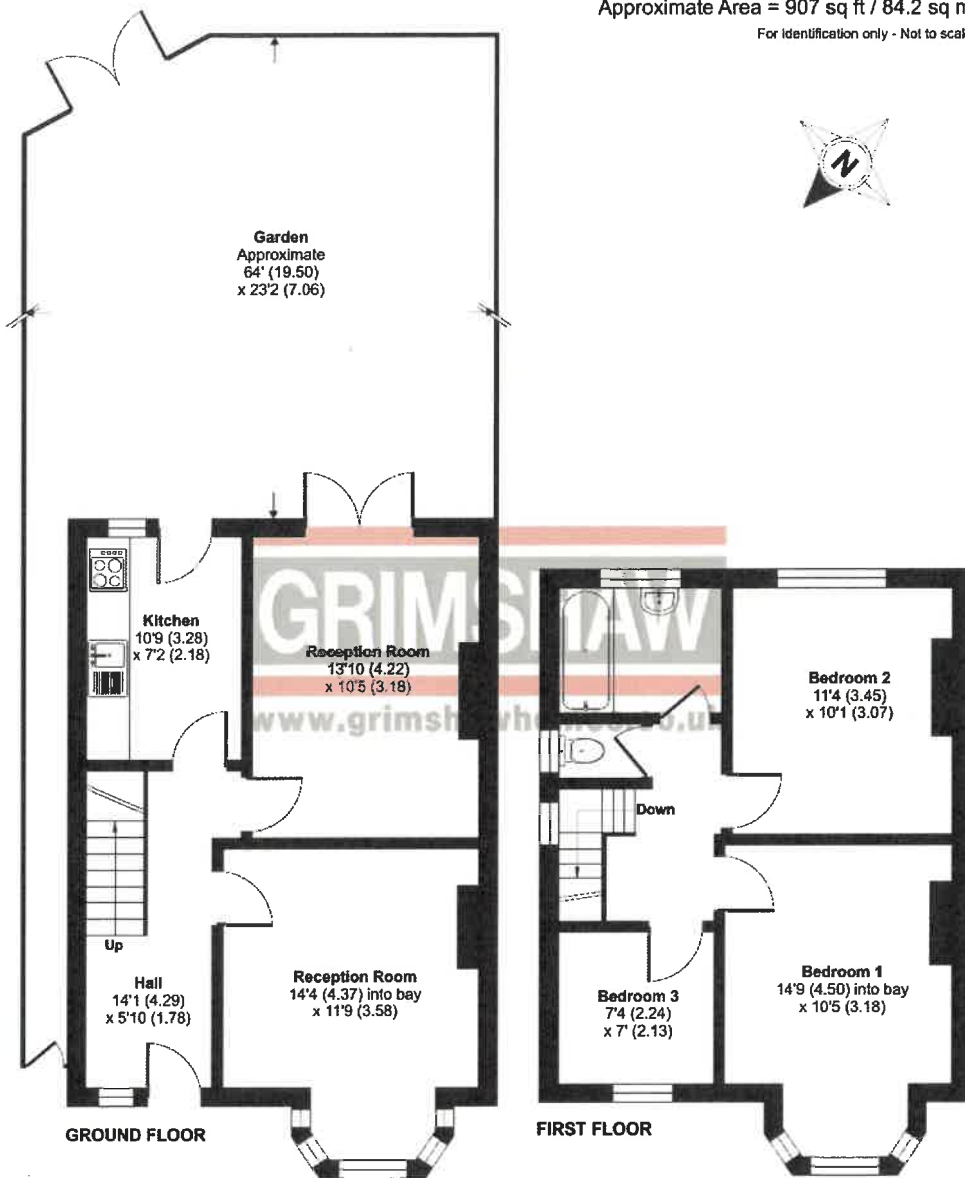
The accommodation comprises entrance hall, 2 reception rooms, fitted kitchen, 3 bedrooms and a bathroom with separate WC.

There is a front garden and a rear lawned garden of approx 64' with a patio area. To the rear parking space.



Waverley Gardens, NW10

Approximate Area = 907 sq ft / 84.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © ricscom 2023 Produced for Grimshaw & Co REF 1901998

EPC Rating = D
Council tax band = D (subject to confirmation)

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

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