



Grimshaw & Co

Highfield Road, West Acton, London W3 0AL Price: £850,000 Freehold

A well-appointed and extended end-of-terrace property arranged over two floors with wood floors, retiled roof and aluminium double-glazing.

The light & airy open-plan ground floor comprises entrance hall, 2 communicating reception rooms, fitted kitchen and a ground-floor shower room.

On the first floor are 3 bedrooms and a family bathroom.

There is a south-facing rear lawned garden of approx 44' with garden chalet / storage shed and to the front double forecourt parking.

In a popular location, near to the lovely open space of North Acton Playing Fields, well-placed for **Acton Main Line** station with Elizabeth Line connection, approximately 0.7 miles from **West Acton** station with local shopping facilities and with access to **Ealing Broadway** station also with Elizabeth Line connection & town centre. Road connections include A40, Western Avenue and North Circular Road with access to M4 & M40 motorways.

Well-placed for a number of local schools including West Acton Primary, Holy Family Catholic Primary, The Japanese School, Ada Lovelace CofE High, St Vincent's Primary, Ellen Wilkinson High, John Perryn Primary, Twyford CofE High and Ark Acton Academy.



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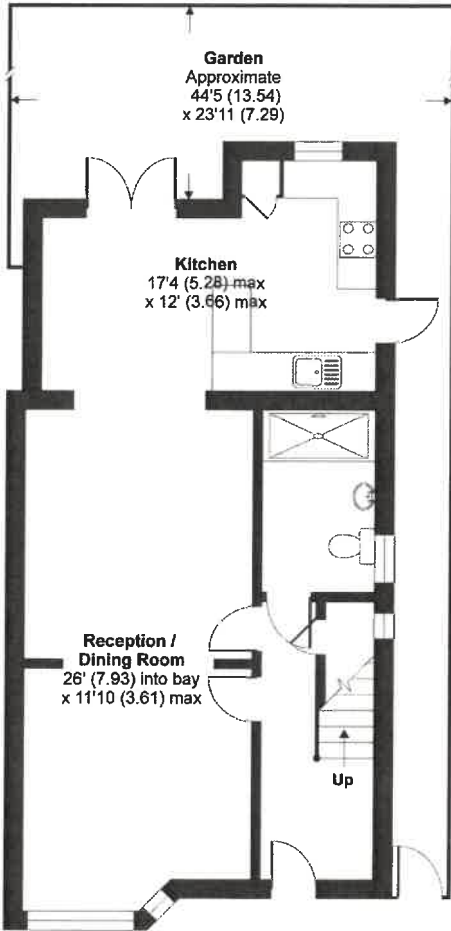
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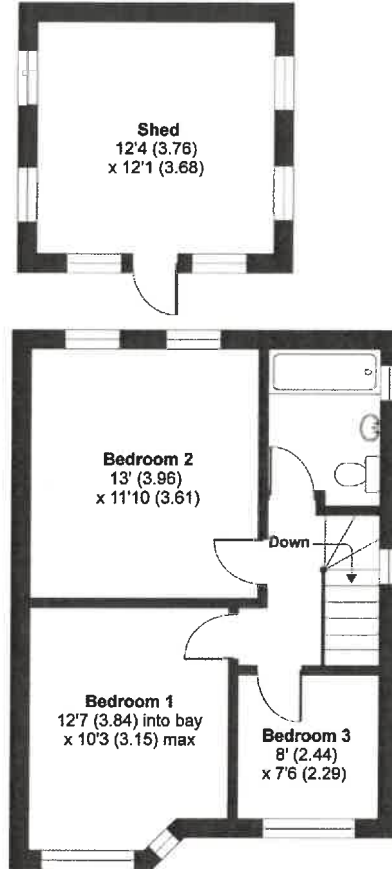
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APPROX. GROSS INTERNAL FLOOR AREA 1107 SQ FT 102.8 SQ METRES (EXCLUDES SHED)



GROUND FLOOR



FIRST FLOOR



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(Photographs taken previously)
EPC Rating = D
Council tax band = E (subject to confirmation)

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