



**Saxon Drive, West Acton, London W3 0NR**  
**Price £715,000 Freehold**

**A 3-bedroom, 2 bathroom extended semi-detached house on two floors with front garden and a good sized rear lawn garden of approx 75ft with paved terrace (backing onto the railway). With potential for further extension and a loft conversion (subject to the usual regulations).**

The property comprises entrance, 2 good sized reception rooms (1 with parquet wood block floor), kitchen, cloakroom, 3 bedrooms, family bathroom and a shower room.

Total approx floor area 91.6 sq m / 987 sq ft.

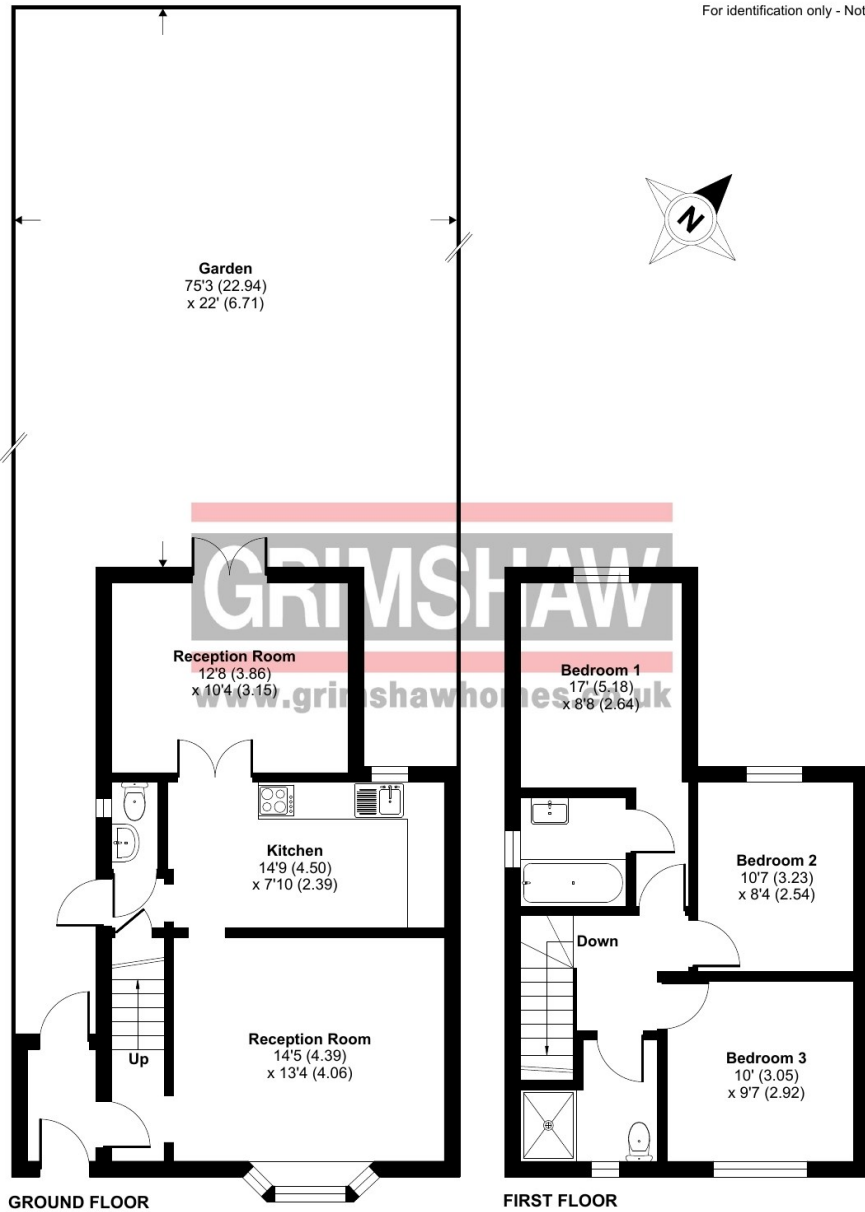
Situated within a few minutes' walk from **West Acton** station and well-placed for **North Acton** station, with transport links to **Ealing Broadway** station, Acton town centre and Westfield Shopping Centre. Close to The Japanese School, Ellen Wilkinson High, Ada Lovelace CofE High and West Acton Primary. Access to **Acton Main Line** station with Elizabeth Line connection and the open space of North Acton playing fields. Road connections for A4 and the M4 & M40 motorways.





# Saxon Drive, London, W3

Approximate Area = 987 sq ft / 91.6 sq m  
For identification only - Not to scale



**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grimshaw & Co. REF: 1092068

EPC Rating = D  
Council tax band = E (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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