



**Twyford Crescent, West Acton, London W3 9PP
Price £2,500,000 Freehold - No Chain**

New to the market - a detached property on Twyford Crescent, standing on a wide plot and perfect for a family home or potential for development (subject to the usual regulations).

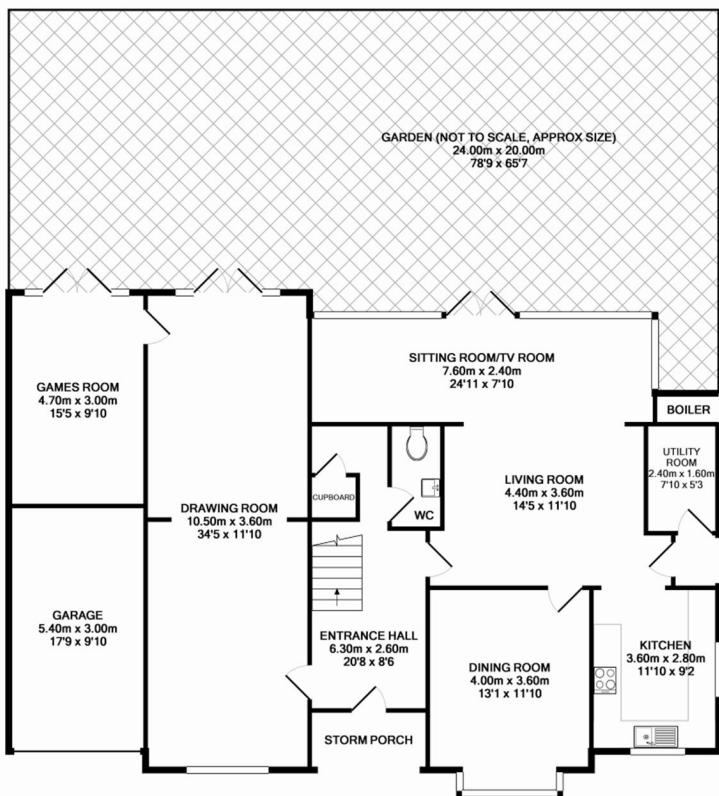
The property comprises entrance hall, dual aspect drawing room, games room, dining room, luxury kitchen, extended L-shaped reception / living / TV room, utility room, 6 bedrooms, family bathroom with separate WC, en suite bathroom and an en suite shower room.

Outside there is a lovely rear lawn garden of approx 78ft, garage and in / out driveway offering multiple parking.

Conveniently situated overlooking Twyford Crescent Gardens and well-placed for local transport amenities including **Ealing Common** and **West Acton** stations as well as **Ealing Broadway** with Elizabeth Line connection and town centre.

Well-placed for local schools including Twyford CofE High, St Vincent's Primary, Berrymede Junior, Ellen Wilkinson High, Berrymede Infant, Ada Lovelace CofE High, Ark Acton Academy, with access to St Benedict's and Notting Hill & Ealing High.





GROUND FLOOR
APPROX. FLOOR
AREA 156.9 SQ.M.
(1679 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 121.0 SQ.M.
(1302 SQ.FT.)

TOTAL APPROX. FLOOR AREA 277.0 SQ.M. (2982 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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(Photographs taken previously)

EPC = F

Council tax band = H (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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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

