



Moyne Place, West Twyford, London NW10 7EN
Price £725,000 Freehold - No Chain

A well-presented 3-bedroom semi-detached residence arranged over two floors with side access to the large rear garden of approx 100ft, off-street parking at the front for 2 cars and a single lock-up garage nearby in a separate block.

The accommodation comprises entrance hall, 2 communicating reception rooms, fitted kitchen, cloakroom, 3 bedrooms and a family bathroom.

Outside is a large rear garden of approx 100ft with side access, off-street parking for 2 cars and a single garage.

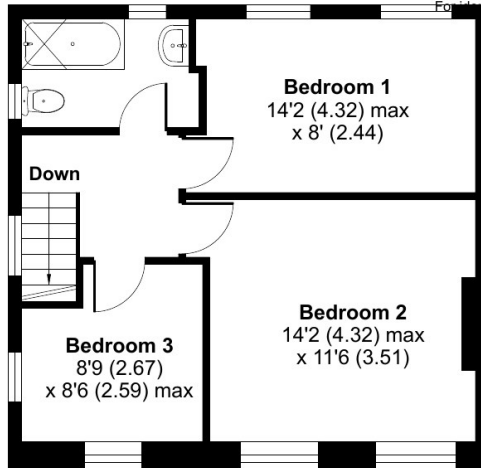
Conveniently situated close to **Hanger Lane** and **Park Royal** stations with local shopping facilities, the A40 / Western Avenue and the North Circular Road. Access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shops, bars and restaurants. Well-placed for a number of local schools including West Twyford Primary, Ada Lovelace CofE High, Holy Family Primary, Ellen Wilkinson High, Vicar's Green Primary, Twyford CofE High, Ark Acton Academy and Perivale Primary.



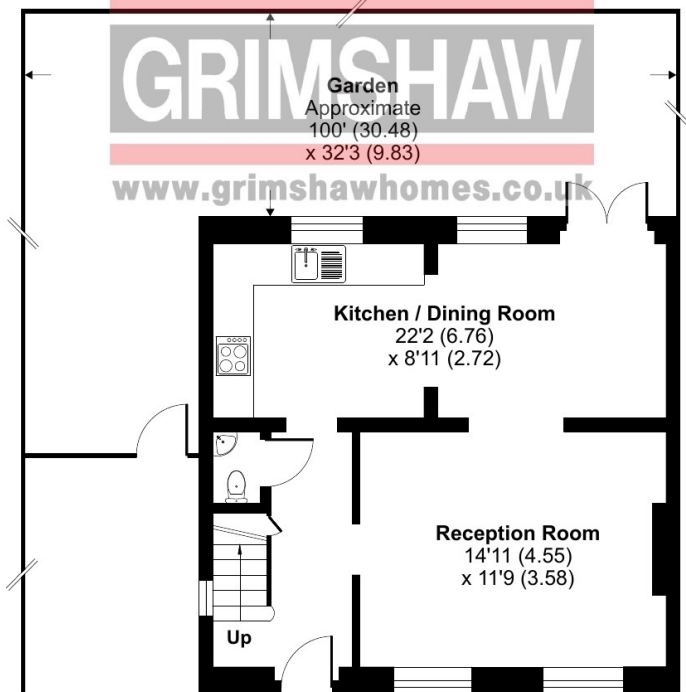
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Approximate Area = 916 sq ft / 85 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grimshaw & Co. REF: 1166860



EPC Rating = C

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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