



**Monks Drive, West Acton, London W3 0EG**  
**Price: £950,000 Freehold**

In immaculate order throughout - this lovely 4-bedroom property is arranged over three floors and has a charming 45ft rear garden with mature borders, hedges and a garage to the rear.

In this sought-after location and close to outstanding schools including Holy Family Catholic Primary, Ada Lovelace CofE High and Ellen Wilkinson High. Within walking distance to **West Acton** station with connection for Central Line and Elizabeth Line (Crossrail) as well as **North Ealing** station (Piccadilly Line), local shopping facilities and restaurants.

The accommodation comprises hall, fitted kitchen and 2 reception rooms.

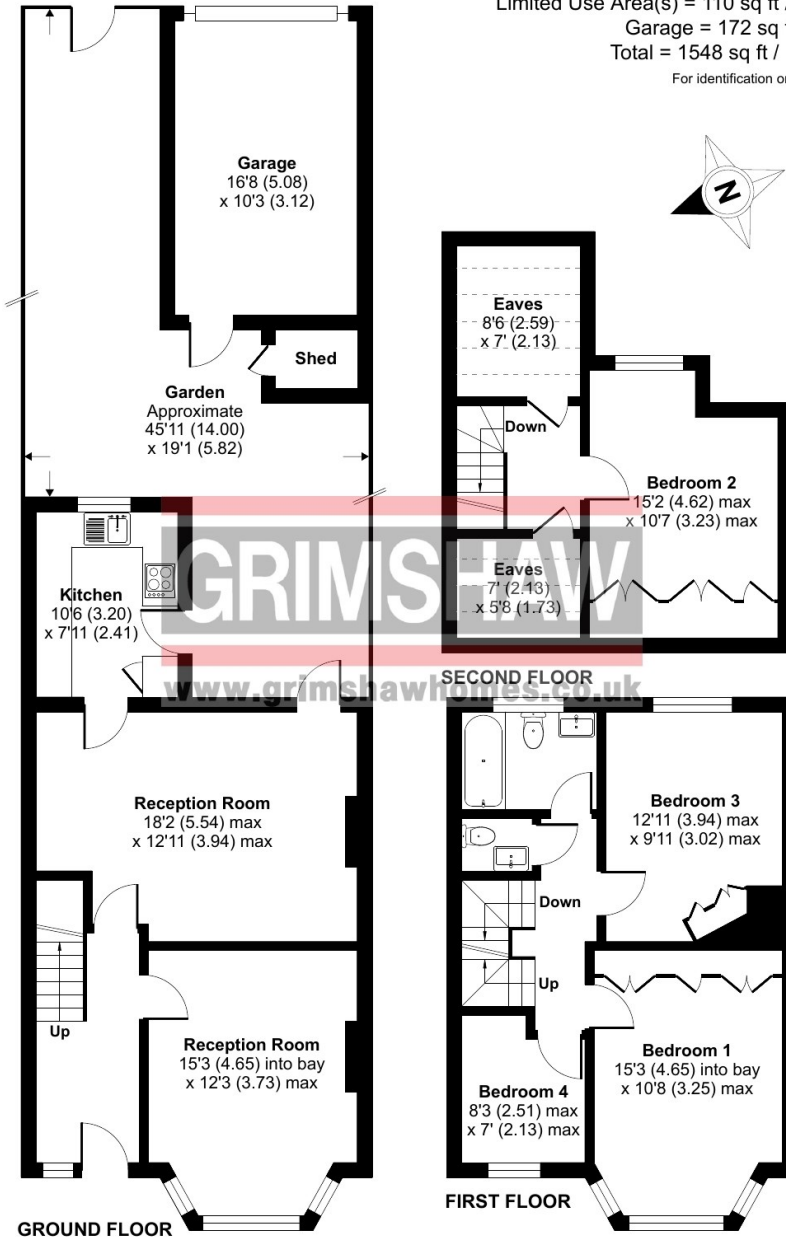
On the first floor are 3 bedrooms and a family bathroom with separate WC. There is a further bedroom on the second floor.



Denotes restricted head height

# Monks Drive, London, W3

Approximate Area = 1266 sq ft / 117.6 sq m (excludes shed)  
Limited Use Area(s) = 110 sq ft / 10.2 sq m  
Garage = 172 sq ft / 16 sq m  
Total = 1548 sq ft / 143.8 sq m  
For identification only - Not to scale



EPC Rating = D  
Council tax band = G (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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