



Saxon Drive, West Acton, London W3 0NY **Price £925,000 Freehold - No Chain**

A well-presented, light & airy 3-bedroom detached residence arranged over two floors with south-facing rear lawn garden, side access and off-street parking for 3 cars.

The property comprises large porch, entrance hall, large double aspect reception room of approx 22ft with double doors to the garden and also open-plan to fitted kitchen, cloakroom, 3 bedrooms and a family bathroom with a walk-in shower.

Outside is a south-facing rear garden of approx 30ft with paved patio area, side access and off-street parking at the front for 3 cars.

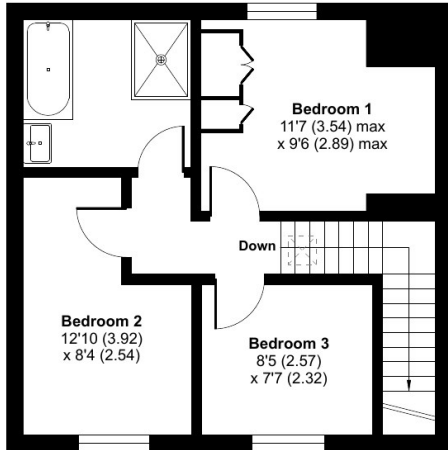
Situated approximately a 1 minute walk from **West Acton** (Central line) station, one stop from **Ealing Broadway** station with many lines. Access to **Acton Main line** (Elizabeth line) and **North Ealing** (Piccadilly line) station. Local schools include Holy Family Catholic Primary, Ellen Wilkinson High, The Japanese School, Ada Lovelace CofE High and West Acton Primary. The lovely open spaces of North Acton playing fields are nearby. Road connections include A40 and A406 and with access to Westfield Shopping Centre.



Saxon Drive, London, W3

Approximate Area = 868 sq ft / 80.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD