



## Saxon Drive, West Acton, London W3 0NR Price £899,950 Freehold

**A stunning 3-bedroom mid-terrace property arranged over three floors with an east / west aspect and large west-facing rear lawn garden of approx 53ft.**

The accommodation comprises entrance hall, front reception room with parquet wood floor, fireplace surround and ceiling rose, extended kitchen / dining room with double doors to rear garden, cloakroom, 3 good sized bedrooms, family bathroom and an en suite shower room.

Outside is a front garden and a large west-facing rear lawn garden of approx 53ft with paved terrace and rear deck area.

Conveniently situated within a few minutes' walk from **West Acton** station and well-placed for **North Acton** station, with transport links to **Ealing Broadway** station & town centre and Westfield Shopping Centre. Local schools include The Japanese School, Holy Family Catholic 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.

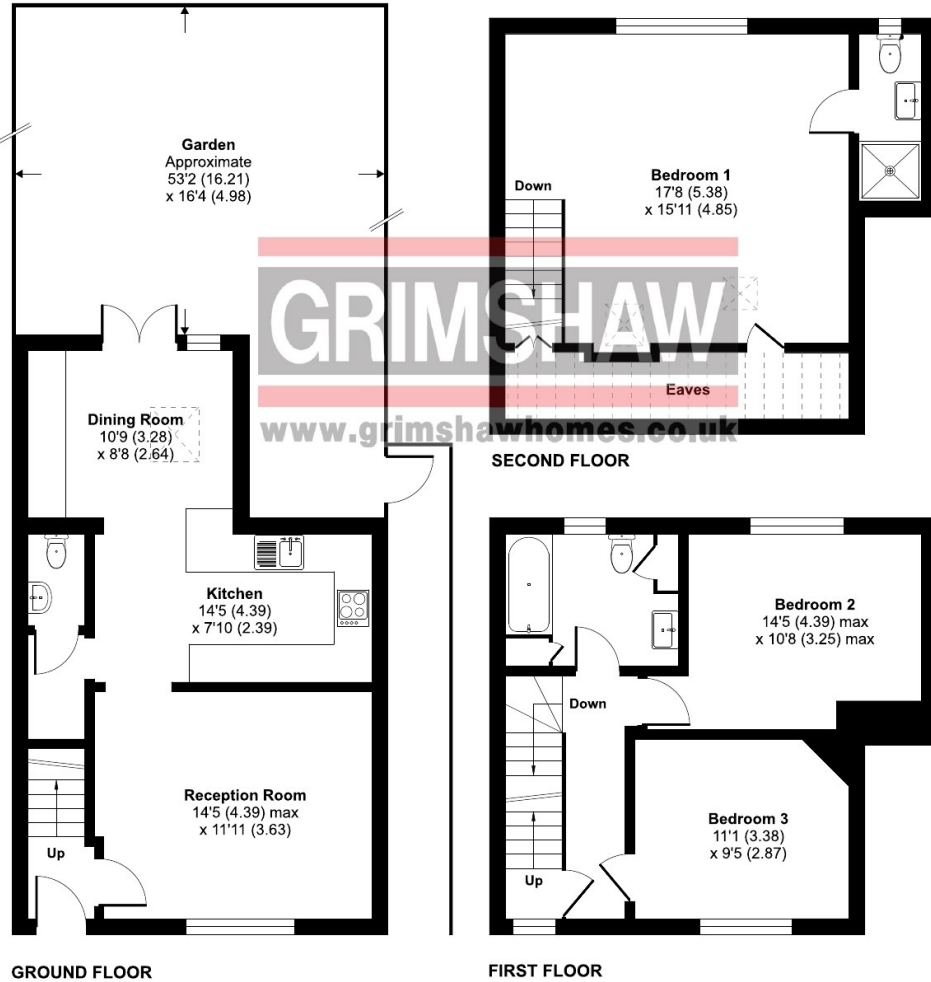


# Saxon Drive, London, W3

Approximate Area = 1215 sq ft / 112.8 sq m  
 Limited Use Area(s) = 71 sq ft / 6.5 sq m  
 Total = 1286 sq ft / 119.3 sq m  
 For identification only - Not to scale



Denotes restricted head height



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2024. Produced for Grimshaw & Co. REF: 1190176

EPC Rating = D  
 Council tax band = D (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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