



Monks Drive, West Acton, London W3 0ED
Price: £875,000 Freehold - No Chain *OFFERS INVITED*

A beautifully-appointed end-of-terrace Tudor-style property with secure access to the garage at the rear and off-street parking. The property has been extended on the ground floor to give a lovely open-plan reception / dining room with the kitchen off. There is also a ground-floor shower room and WC.

There are 3 good sized bedrooms and a family bathroom on the first floor. There is also potential for a 4th bedroom on the second floor (subject to usual regulations).

Within walking distance to the favoured Holy Family Catholic Primary, Ada Lovelace CofE High, Ellen Wilkinson High and close to The Japanese School and Twyford CofE High.

With super transport links, approximately 0.3 miles to **West Acton** station with and 0.5 miles to **North Ealing** station which makes this property ideally placed for families.

The property is offered with no onward chain.

OFFERS INVITED





GROUND FLOOR



FIRST FLOOR

Total Approx. Floor Area
111.9 sq m / 1205 sq ft
(excluding garage)

Measurements are approximate. Not to scale.
Illustrative purposes only.



(Photographs taken previously)
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.

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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