

oakheart

£250,000

Offers In Excess Of  
Cedar Walk, Acton



Discreetly positioned along the sought-after Cedar Walk in Acton, this well-maintained three-bedroom terrace property offers an ideal setting for families or first-time buyers alike.

To the front of the home, a neatly maintained lawned garden sets a welcoming tone. Upon entering, you are greeted by a spacious entrance hall with stairs rising to the first floor and convenient access to a ground floor WC. The kitchen, located at the front of the property, enjoys pleasant views over the front garden and

offers ample space for everyday cooking and dining. To the rear, the generous lounge spans the full width of the home and features double doors that open directly onto the rear garden—perfect for relaxing or entertaining. Upstairs, the property comprises two well-proportioned double bedrooms and a comfortable single bedroom, ideal for use as a nursery, home office, or guest room. The family bathroom has been tastefully updated with a modern suite including a panelled bath with shower over, low-level WC, and wash hand basin.

The rear garden is mainly laid to lawn and enjoys a good degree of privacy. A side door provides direct access to the garage, with a gate at the end of the garden leading to the garage and an allocated parking space in front.

Call Oakheart today to arrange your viewing!









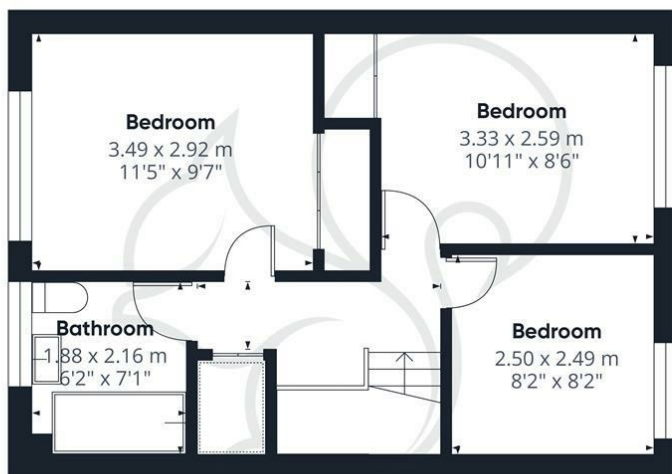








Ground Floor



Floor 1

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Approximate total area<sup>m</sup>  
71.3 m<sup>2</sup>  
769 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
B

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>88</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>72</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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