



Friars Way  
Acton, W3

CHESTERTONS









This semi-detached family house offers well planned accommodation, currently arranged with three bedrooms, open plan double reception room, fitted kitchen and bathroom.

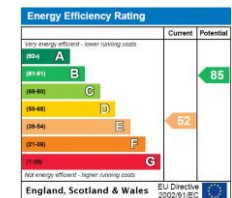
The house is presented in good condition, but offers the potential purchaser the opportunity to refurbish and extend the accommodation further into the loft and at the rear (STPP). To the rear is a large west facing lawn garden extending to approximately 90'ft with good size garden shed, and to the front there is driveway parking

Friars Way is just a few minutes' walk from Churchfield Road where there is a variety of shops, cafes, coffee shops, bakeries, pubs and beauty salons. Acton Park is a short walk away, with several other small parks and green spaces located at the end of the road. This area is also highly regarded for schools, with an excellent choice of over a dozen within a 1 mile radius. Acton Mainline is also within walking distance, and is part of the new Crossrail system.

*NB: The furniture in the reception room and bedroom has been virtually staged.*

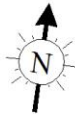
Semi-detached Three Bedroom House  
 Large Double Reception Room  
 Kitchen  
 Downstairs Shower Room  
 Bathroom  
 Large Rear Garden with large shed

Asking Price £975,000



**Tenure:** Freehold  
**Service Charge:** N/A  
**Ground Rent:** N/A  
**Local Authority:** Ealing Council  
**Council Tax Band:** F

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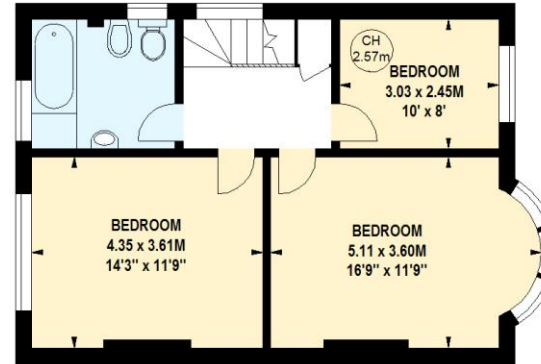
Approximate gross internal area

110.46 sq m / 1189 sq ft

Excluding Shed

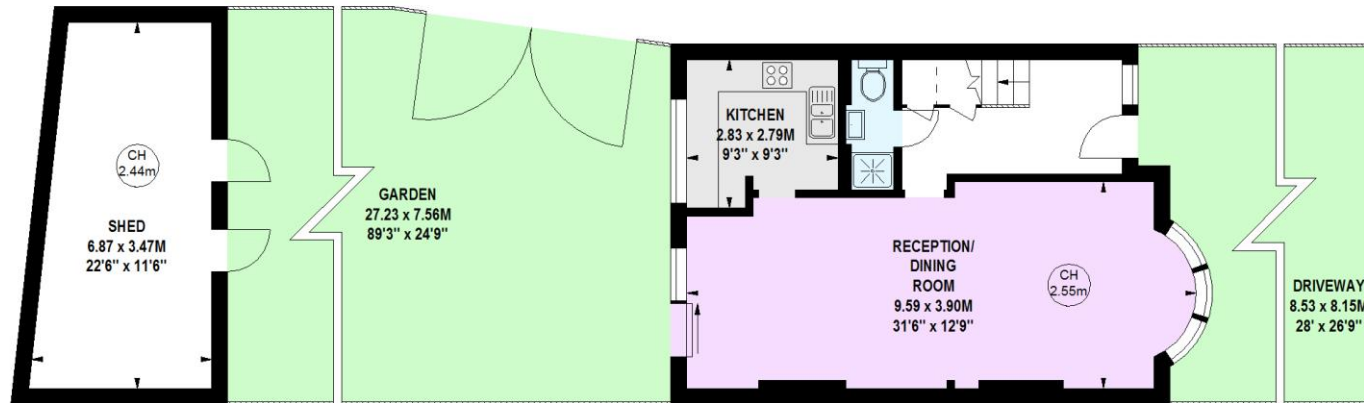
Shed

21.18 sq m / 228 sq ft



First Floor

Key :  
CH - Ceiling Height



Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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