



18 Old Oak Common Lane  
Acton  
London  
W3 7EL  
T: 020 8749 9798  
E: sales@churchillmathesons.com  
www.churchillmathesons.com

**Churchill & Mathesons**

Old Oak Road, Acton, London W3 7HE

Offers Over £775,000 Freehold



**KEY FEATURES:**

- SEMI DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- FRONT RECEPTION
- DINING ROOM
- SEPARATE KITCHEN
- OFF STREET PARKING
- 48FT REAR GARDEN
- 1274 SQ FT/ 118 SQM
- UTILITY ROOM
- REFITTED BATHROOM

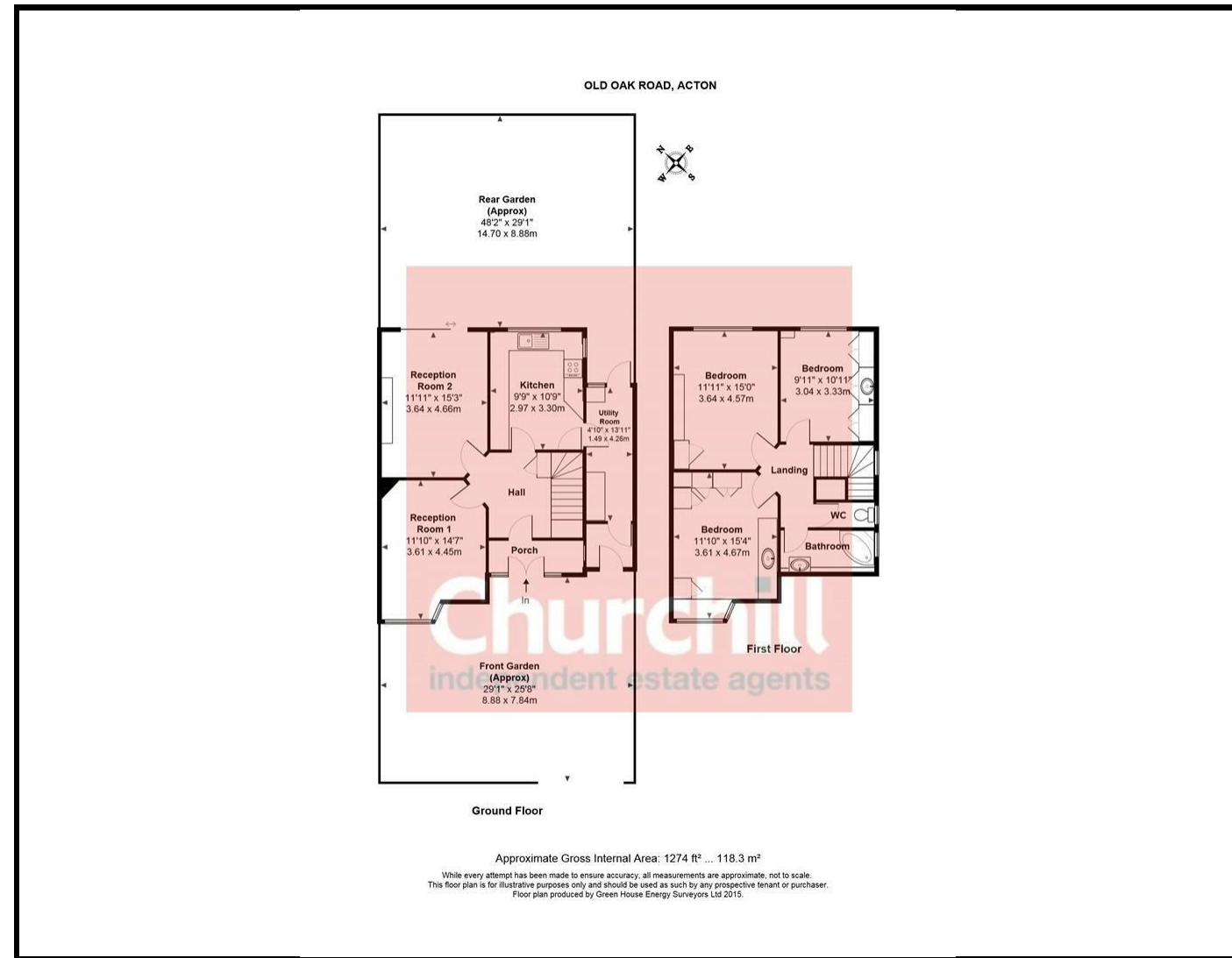
\*\*\* A CASHBACK OF £250 IS AVAILABLE ON COMPLETION IF PURCHASED THROUGH US AT CHURCHILL & MATHESONS, call to view\*\*\*

CHURCHILL & MATHESONS are very pleased to offer this rarely available SEMI DETACHED THREE BEDROOM family house offering 1274sqft/118sqm of accommodation. Arranged over TWO FLOORS with OFF STREET PARKING for three cars and a GOOD SIZED SUNNY REAR GARDEN this very well maintained property will be much sought after.

Property comprising: ENTRANCE PORCH LEADING INTO HALL, TWO SEPARATE RECEPTION ROOMS, EAT IN KITCHEN AND UTILITY ROOM ON THE GROUND FLOOR whilst the first floor comprises LANDING, THREE BEDROOMS, NEWLY INSTALLED BATHROOM AND SEPARATE WC.

Located within easy reach of East Acton central line station with bus routes and the A40 also close by. EPC Rating D.

The total floor area is approximately 1274 SQ/FT (118.3 SQ/M)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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>66</b>	<b>85</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.