



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

Churchill & Mathesons

Ashfield Road, London, W3 7JJ

Asking Price £975,000 Freehold



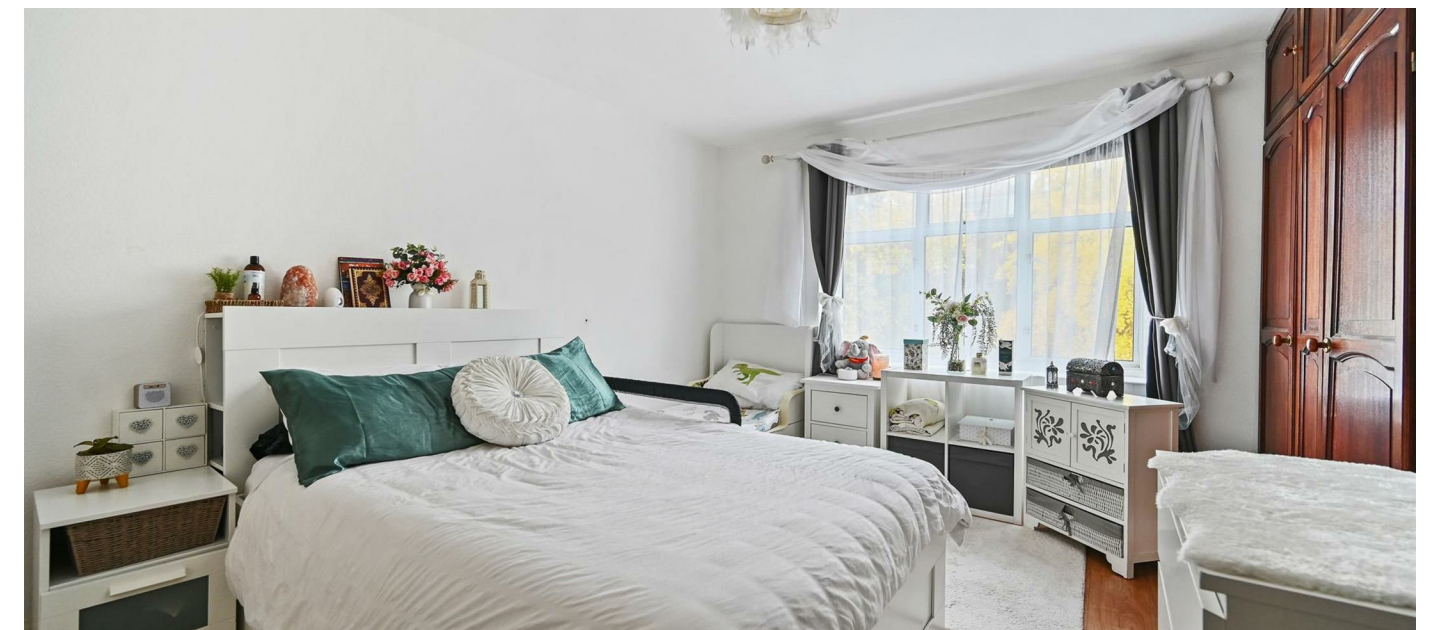
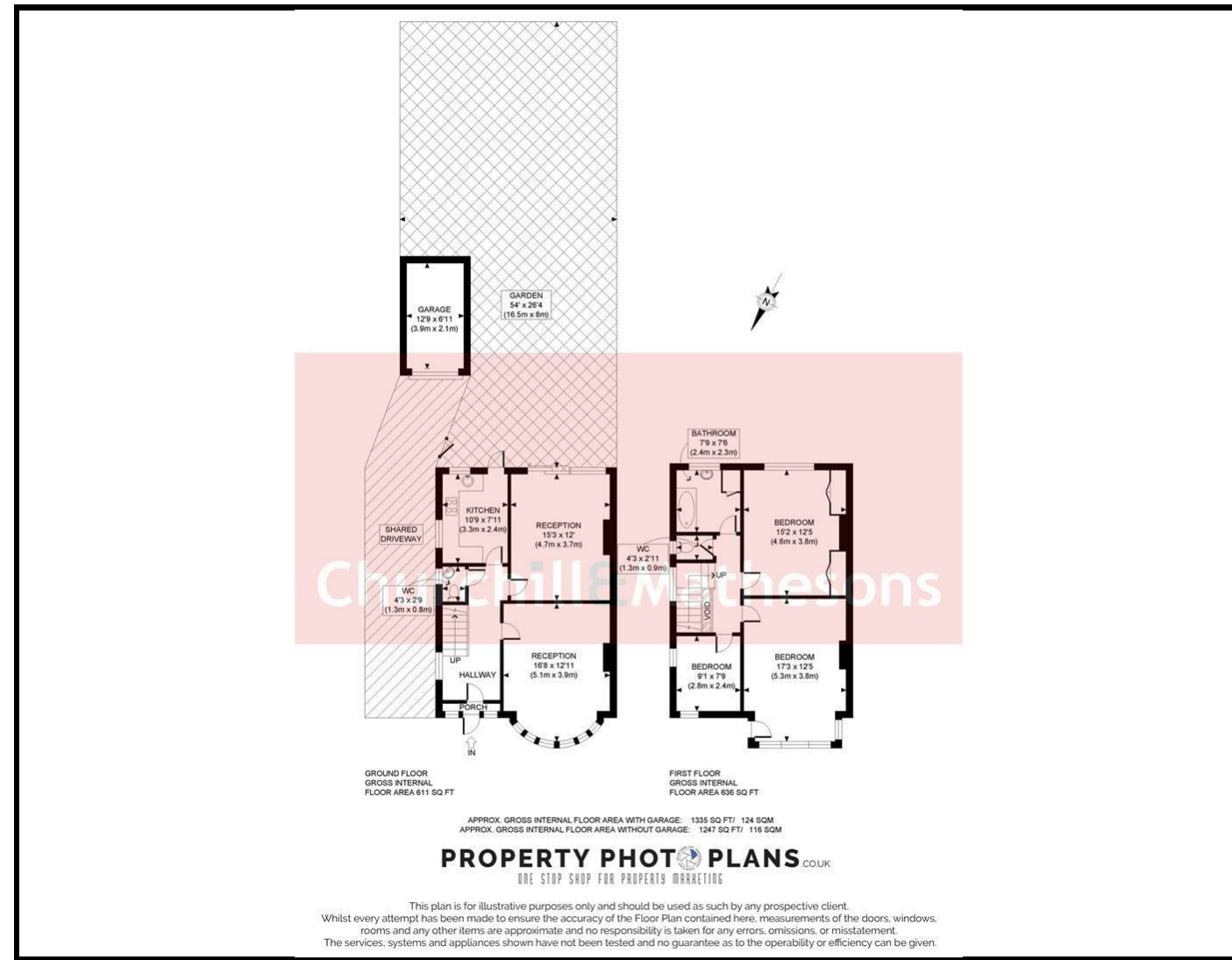
KEY FEATURES:

- A SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LARGE FRONT & REAR GARDEN
- FRESHLY DECORATED IN MODERN, NEUTRAL TONES & WITH LAMINATE WOOD FLOORING
- CHAIN FREE

3 BEDROOM SEMI-DETACHED FAMILY HOME WITH LARGE SOUTH FACING GARDEN

Churchill & Mathesons is proud to present this family home in sort after area. Enter a small porch into a wide entrance hall, wooden floors throughout. On the right 2 receptions one has a bay window the other opens out into the large garden. The separate well-appointed kitchen offers a great opportunity to open it all up with bifold doors into the sun-drenched garden. Upstairs boasts 3 bedrooms a family bathroom and separate toilet. A shared drive way leads to a garage in the back. Loft and rear extension opportunity subject to approval.

Located perfectly between East Acton and Acton Central Station with quick access onto the A40. Fantastic schools, great restaurants, Lidl Supermarket, shops, coffee shops, parks and sports fields nearby make this the perfect buy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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 & MATHESONS 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.