

oakheart



£300,000

Price Guide
Lambert Drive, Acton

£300,000 - £325,000 Located in a popular residential area, this extended three/four-bedroom home offers well-proportioned living accommodation across two floors, making it ideal for growing families or those working from home.

The property welcomes you with a generous entrance hall, complete with storage and access to a convenient ground floor cloakroom. The bright and airy lounge features dual front-facing windows and flows seamlessly into a 20ft dining room, which

includes a hidden utility area with plumbing for a washing machine and the central heating boiler. To the rear, the modern kitchen is fitted with a range of wall and base units, an integrated double oven with five-ring hob, a fridge/freezer, and stainless steel sink. A rear door leads directly to the garden. There's also a separate home office, ideal for remote working or as another bedroom. Upstairs, the property boasts three well-proportioned bedrooms. The principal bedroom enjoys views over the rear garden and benefits from two built-in wardrobes.

Bedroom two is a spacious double, while bedroom three includes a built-in wardrobe and overlooks the front. The family shower room is fitted with a modern suite including WC, wash hand basin, and shower cubicle.

Outside, the front garden is mainly laid to lawn, while the rear garden offers gated access to parking and a garage, with an outside tap and lighting for convenience.

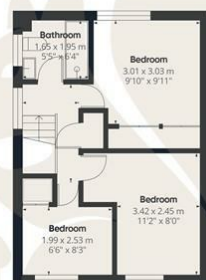
Call Oakheart today to arrange your viewing!











Floor 1

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Approximate total area⁽¹⁾

97.6 m²1052 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	70	85
England & Wales	EU Directive 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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