



**Saxon Drive, West Acton, London W3 0NY**  
**Price £970,000 Freehold - No Chain**

**A beautifully-presented light & airy 3-4 bedroom end-of-terrace house arranged over two floors with a lovely landscaped west-facing rear lawn garden of approx 36ft and off-street parking. The property offers under floor heating and air con in the living areas with potential to extend the first floor (subject to usual regulations).**

The entrance with marble floor and the dining room leads to a large rear reception / fitted kitchen with bi-folding doors on to the rear garden, a second kitchen area, utility room, cloakroom and a ground-floor guest bedroom with an en suite shower room. Upstairs are 3 further bedrooms and a family shower room.

There is a lovely landscaped west-facing rear lawn garden with decked al fresco dining area and off-street parking.

Situated approximately 2 minutes' walk from **West Acton** (Central line) station and just one stop away from **Ealing Broadway** station with many lines. Access to **Acton Main line** (Elizabeth line) and **North Ealing** (Piccadilly line) station.

Local schools include Holy Family Catholic Primary, Ellen Wilkinson High, The Japanese School, Ada Lovelace CofE High and West Acton Primary.

The lovely open spaces of North Acton playing fields are nearby and road connections include A40, A406 and with access to Westfield Shopping Centre.



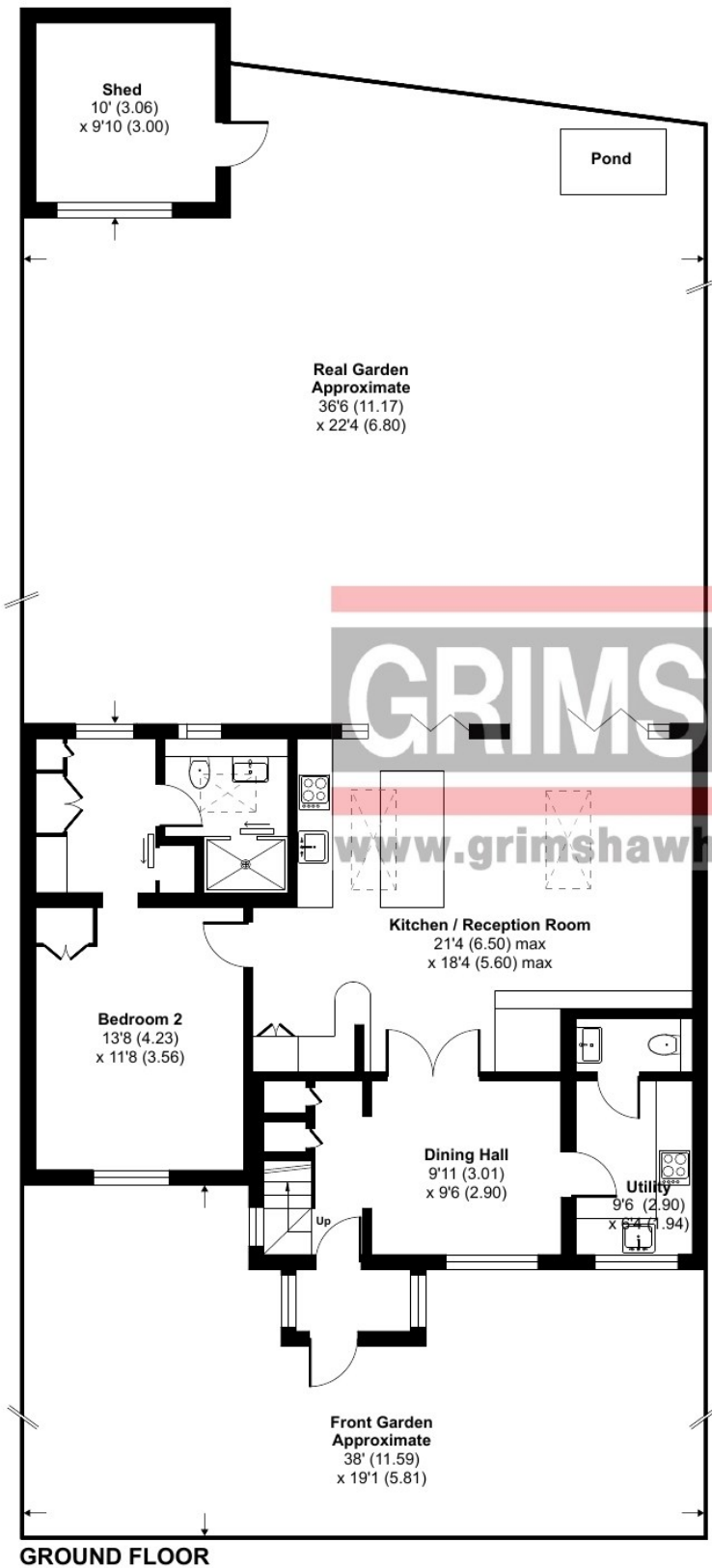
# Saxon Drive, London, W3

Approximate Area = 1471 sq ft / 136.6 sq m

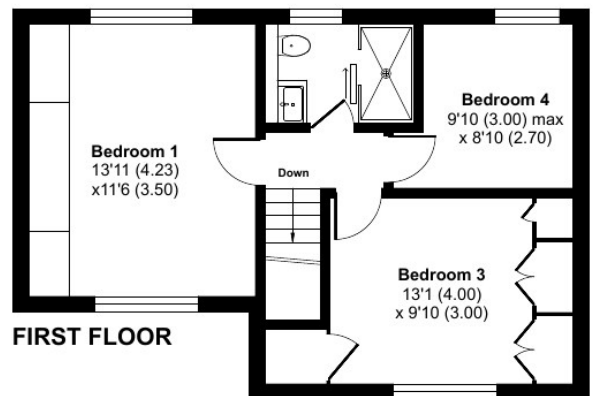
Outbuilding = 98 sq ft / 9.1 sq m

Total = 1569 sq ft / 145.7 sq m

For identification only - Not to scale



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(Photographs taken previously)

EPC Rating = D

Council tax band = E (£2,613.77 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: Off-street forecourt parking and integral garage. Controlled parking zone West Acton zone Z

Accessibility: Internal staircase

Connected services and utilities: Electricity: mains gas (2 x Vaillant combi gas boilers and radiator heating): mains drainage: broadband connected: landline connected: loft insulated: property extended to the side and rear.

Surface water: 'Very low' means less than 0.1% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

**VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.**

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16.06.2026 Ref: 10092

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