

**Location:**

Located within a quiet residential area, the house is just moments from the open green space of North Acton Playing Fields. Commuters benefit from easy access to Acton Mainline Station (Elizabeth Line), as well as North Acton and West Acton stations (Central Line), while motorists can conveniently access Central

**Key points:**

- Three bedrooms
- Semi-detached house
- Potential to extend (STPP)
- 56 ft private garden
- Freehold

# Do Better:

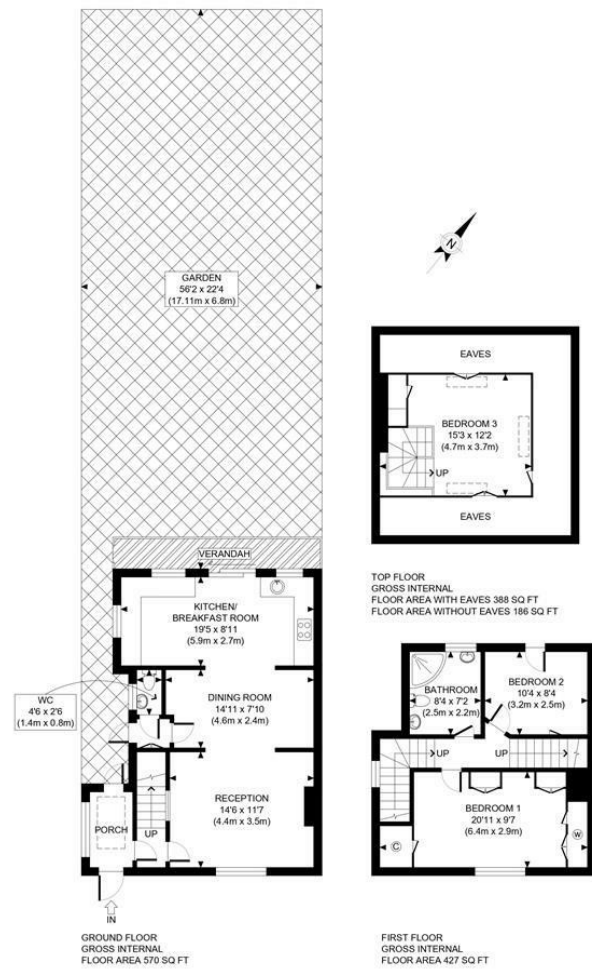
**Acton**

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Acton, London, W3 6AY

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# Aston Rowe



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EU Directive 2002/91/EC

## £700,000

## Saxon Drive, London W3 0NR

- 2 Reception Rooms
- 3 Bedrooms
- 1 Bathrooms

The current owner says:

The property is in a fantastic location for the local shops, schools, parks and transport links.



This spacious three-bedroom end-of-terrace house is situated on a quiet residential road moments from North Acton Playing Fields and is ideal for a growing family or buy-to-let investor.

The property benefits from an entrance porch, front reception room, dining area, and a large kitchen/breakfast room with patio doors leading out onto a 56'2 x22'7 ft private rear garden. There is also a w/c on the ground floor. The first floor comprises two bedrooms and a family bathroom. The second and top floor offers a further bedroom/loft room.

Located within a quiet residential area, the house is just moments from the open green space of North Acton Playing Fields. Commuters benefit from easy access to Acton Mainline Station (Elizabeth Line), as well as North Acton and West Acton stations (Central Line), while motorists can conveniently access Central London via the A40 Westway.

### What's better:

This spacious three-bedroom end-of-terrace house is situated on a quiet residential road moments from North Acton Playing Fields and is ideal for a growing family or buy-to-let investor.

