



Saxon Drive, West Acton, London W3 0NT

Price: £875,000 Freehold - No Chain

A spacious, newly refurbished and well-presented 4-bedroom semi-detached property with light and airy accommodation on three floors. With rear lawned garden, paved terrace, patio area at the rear and off-street parking at the front.

We understand the vendors have an extension plan approved by the council for rear and side.

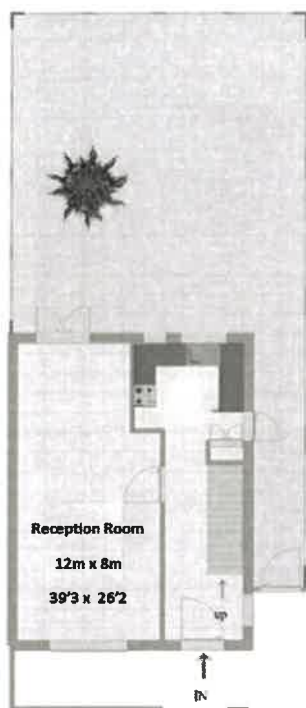
The ground-floor comprises hall, open-plan double reception room with double doors to the rear garden and a modern fitted kitchen also with access to the rear garden.

Up to the first floor with 3 good sized bedrooms and a family bathroom.

The second floor has a double bedroom with views over the rear garden, a utility room and a shower room.

Situated within a few minutes' walk from **West Acton** station and well-placed for **North Acton** station. With great connection to outstanding schools including The Japanese School, Ellen Wilkinson High, Ada Lovelace CofE High and West Acton Primary. Access to **Acton Main Line** station with Elizabeth Line connection and the open space of North Acton playing fields. Transport links to **Ealing Broadway** station also with Elizabeth Line connection & town centre and also Westfield Shopping Centre. Road connections for A4 and the M4 & M40 motorways.





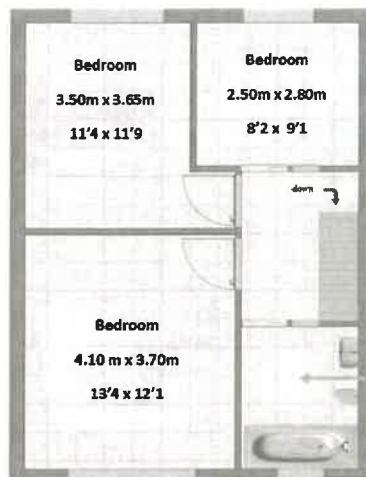
GROUND FLOOR

Ground Floor Approx. Floor Area
52 sq m / 559 sq ft

First Floor Approx. Floor Area
52 sq m / 559 sq ft

Second Floor Approx. Floor Area
33.28 sq m / 358 sq ft

Measurements are approximate. Not to scale.
Illustrative purposes only.



FIRST FLOOR



SECOND FLOOR



EPC Rating = D
Council tax band = D (subject to confirmation)

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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14.11.2023 Ref: 9790

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