



Vale Lane, West Acton, London W3 0DY
Price: £925,000 Freehold - No Chain

A halls-adjoining semi-detached Tudor-style property arranged over three floors with a balcony at the front, front garden, rear garden of approx 51' and a garage in a block at the rear. The house has been extended on the ground-floor to provide a rear reception room open-plan with the kitchen and sliding doors leads to the rear garden.

On the ground floor there is a hall with a cloakroom, a front reception room with some features including a bay window, side window, fireplace surround and a picture rail. The middle reception room has a beamed ceiling, wrap around book shelves and leads to the rear reception room and fitted kitchen.

The first floor has 3 bedrooms (1 with access to the front balcony & 2 are doubles) and a family bathroom. Up to the second floor with a double bedroom and a shower room with a separate WC.

Situated on the popular **Hanger Hill Garden Estate** a conservation area and within just a few minutes' walk to both **West Acton** and **North Ealing** stations with local shopping facilities. Access to **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Well-placed for a number of local schools including West Acton Primary, Acton High, The Japanese School, Ada Lovelace CofE High, St Vincent's Catholic Primary, Twyford CofE High and Ellen Wilkinson High.



Vale Lane, London, W3

Approximate Area = 1618 sq ft / 150.3 sq m

Limited Use Area(s) = 179 sq ft / 16.6 sq m

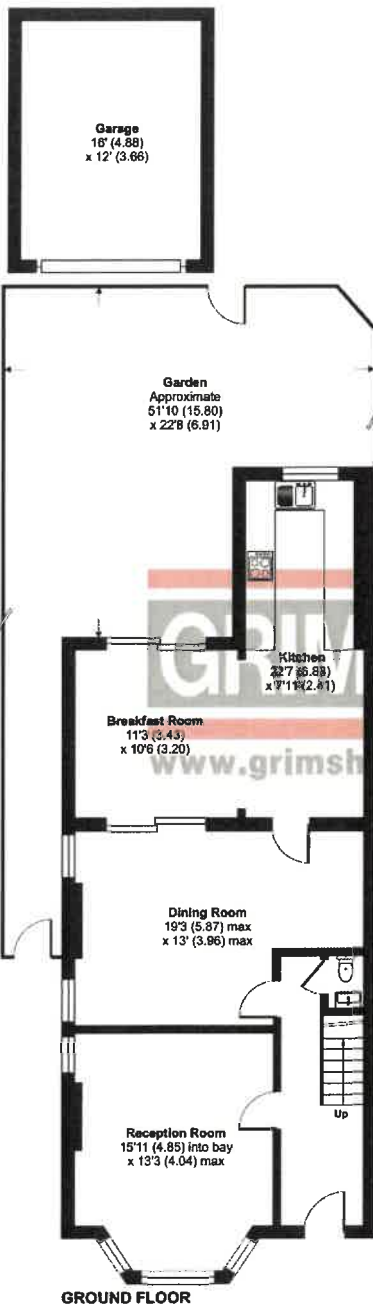
Garage = 192 sq ft / 17.8 sq m

Total = 1989 sq ft / 184.7 sq m

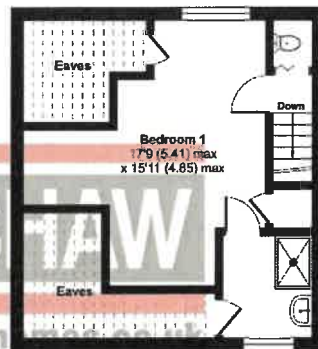
For identification only - Not to scale



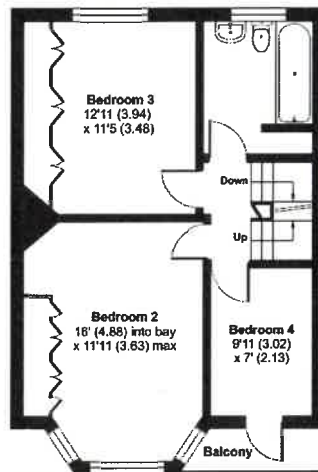
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023
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EPC Rating = D

Council tax band = G (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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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

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