



Willcott Road, Acton, London W3 9QX
Price £950,000 Freehold - No Chain

An attractive and well-presented 4-bedroom semi-detached period property arranged over two floors with a cellar, front and rear gardens.

The property comprises cellar, open-plan double reception room with wood floor and fireplace surround leads to fitted kitchen / dining room. Upstairs are 4 bedrooms (3 are doubles) and a bathroom with a separate WC.

Outside there are front and rear gardens.

Very conveniently situated, equidistant to **Ealing Common** and **Acton Town** stations, close to the popular Churchfield Road with shops, bars, restaurant and the open space of Acton Park. With buses on hand for **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants. Road connections for the A4 and M4 & M40 motorways. Well-placed for a number of local schools including West Acton Primary, Twyford CofE High, St Vincent's RC Primary, Ellen Wilkinson High, Acton Gardens Primary, Ark Soane Academy and The Japanese School.



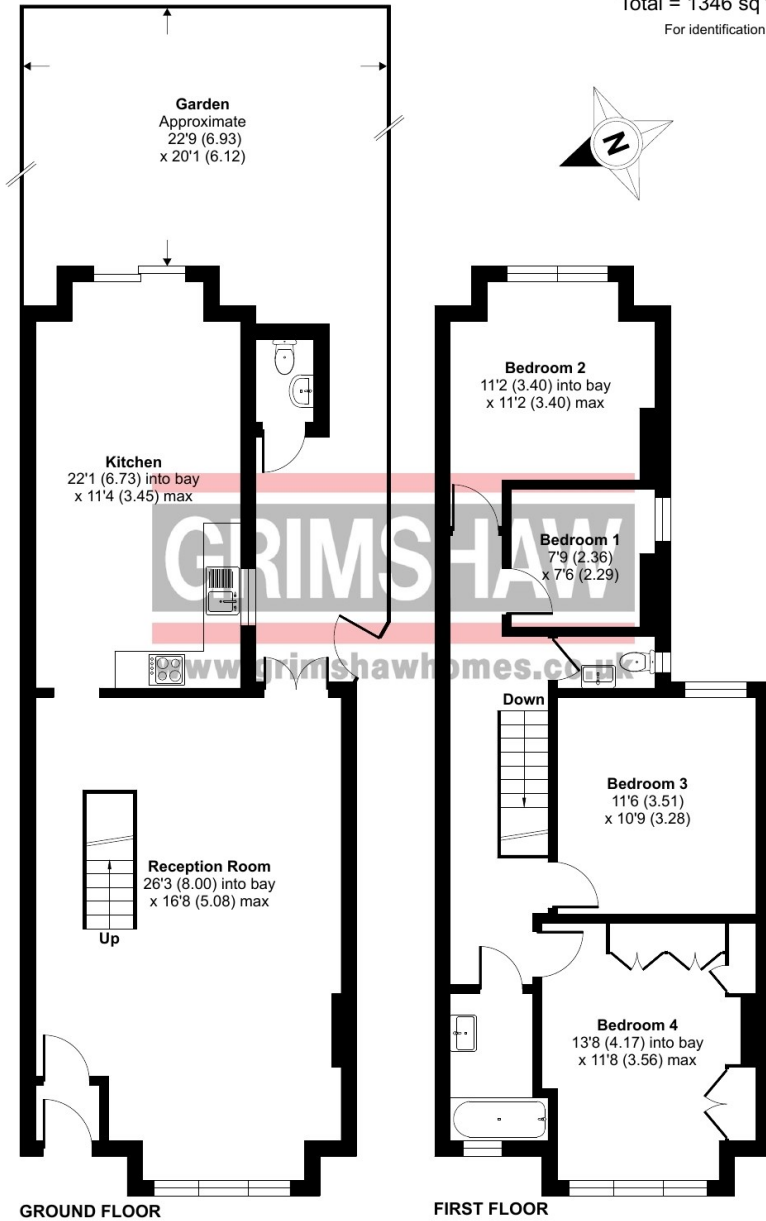
Willcott Road, London, W3

Approximate Area = 1332 sq ft / 123.7 sq m

Outbuilding = 14 sq ft / 1.3 sq m

Total = 1346 sq ft / 125 sq m

For identification only - Not to scale



EPC Rating = D
Council tax band = F (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.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

10.05.2024 Ref: 9849

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

