



Vale Lane, West Acton, London W3 0DY
Price £990,000 Freehold

A well-presented original 4-bedroom semi-detached property arranged over three floors with a balcony, good sized rear garden of approx 54ft and a garage in a nearby block.

The accommodation is arranged over three floors and comprises entrance hall, double reception room open to an extended fitted kitchen / dining room, 4 bedrooms (1 with access to a balcony), family bathroom and an en suite shower room.

Outside is a good sized rear lawn garden which extends to approx 54ft with paved terrace and a garage nearby.

Situated on the popular **Hanger Hill Garden Estate** a conservation area, within just a few minutes' walk to both **West Acton & North Ealing** stations and 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, The Japanese School, Holy Family Catholic Primary, St Vincent's Catholic Primary, West Twyford Primary, Twyford CofE High, Acton High and Ellen Wilkinson High.



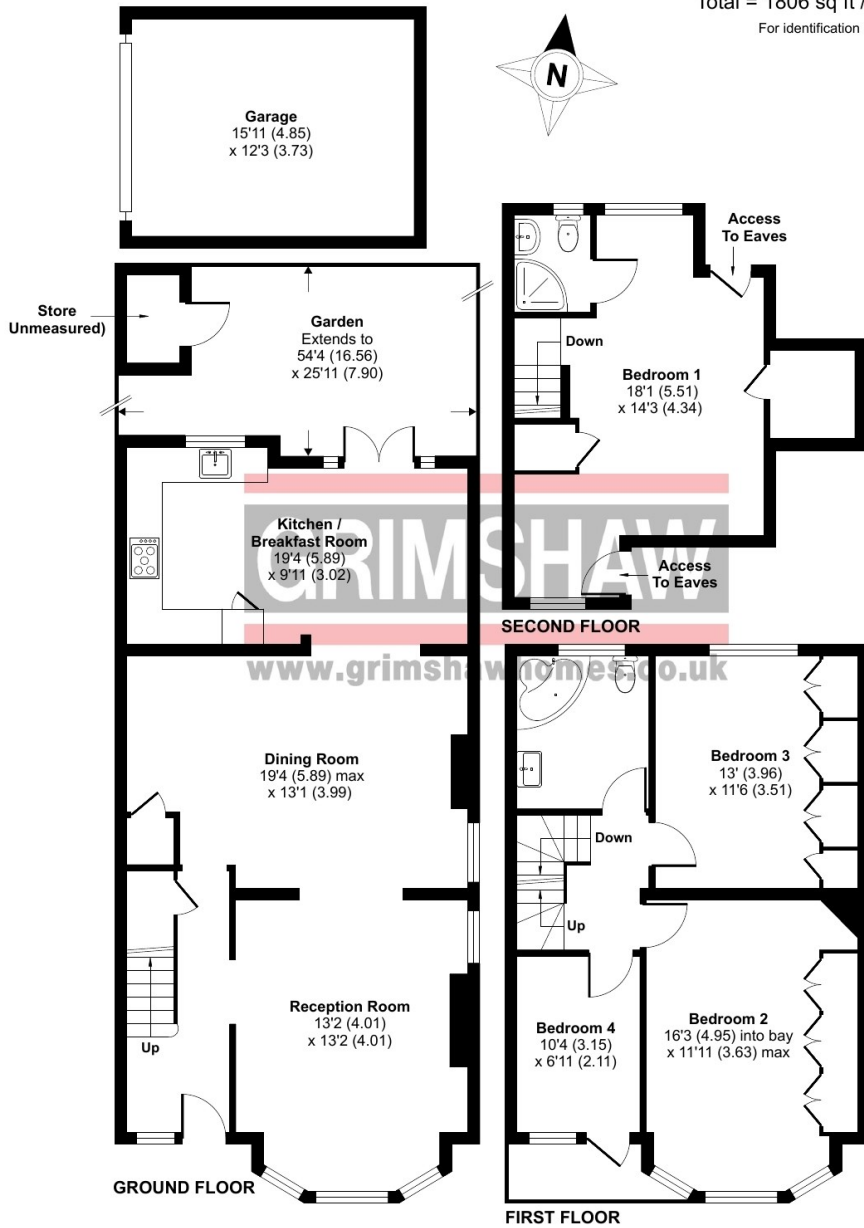
Vale Lane, London, W3

Approximate Area = 1609 sq ft / 149.5 sq m (excludes store)

Garage = 197 sq ft / 18.3 sq m

Total = 1806 sq ft / 167.8 sq m

For identification only - Not to scale



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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