



Monks Drive, West Acton, London W3 0EB
Price £1,100,000 Freehold

A beautifully-presented 4-bedroom Tudor-style end-of-terrace property on three floors with ground-floor extension, west-facing rear lawn garden and a garage at the rear with rear access and an electric car charge point at the rear.

With entrance hall, front reception room currently used as an office, rear extended reception room open-plan with fitted kitchen area and double doors leads to the rear garden, cloakroom, 4 bedrooms, first floor family bathroom with twin wash hand basins and a shower, an en suite shower room is on the second floor.

Outside is a front garden, west-facing rear lawn garden of approx 46ft with side access and a recently rebuilt garage at the rear (currently used as a gym) with an electric car charge point at the rear.

Situated on the favoured **Hanger Hill Garden Estate** a conservation area. Within walking distance to **West Acton** station and close to both **North Ealing** & **Park Royal** stations with local shopping facilities. Access to **Ealing Broadway** station with Crossrail link connection & town centre with shopping facilities, bars and restaurants. Road connections for A406 / Western Avenue, A4 and M4 & M40 motorways.

Well-placed for a number of local schools including Ellen Wilkinson High, West Acton Primary, Acton High, The Japanese School, Ada Lovelace CofE High, Holy Family Catholic Primary, Twyford CofE High, West Twyford Primary and St Vincent's Primary.



Monks Drive, London, W3

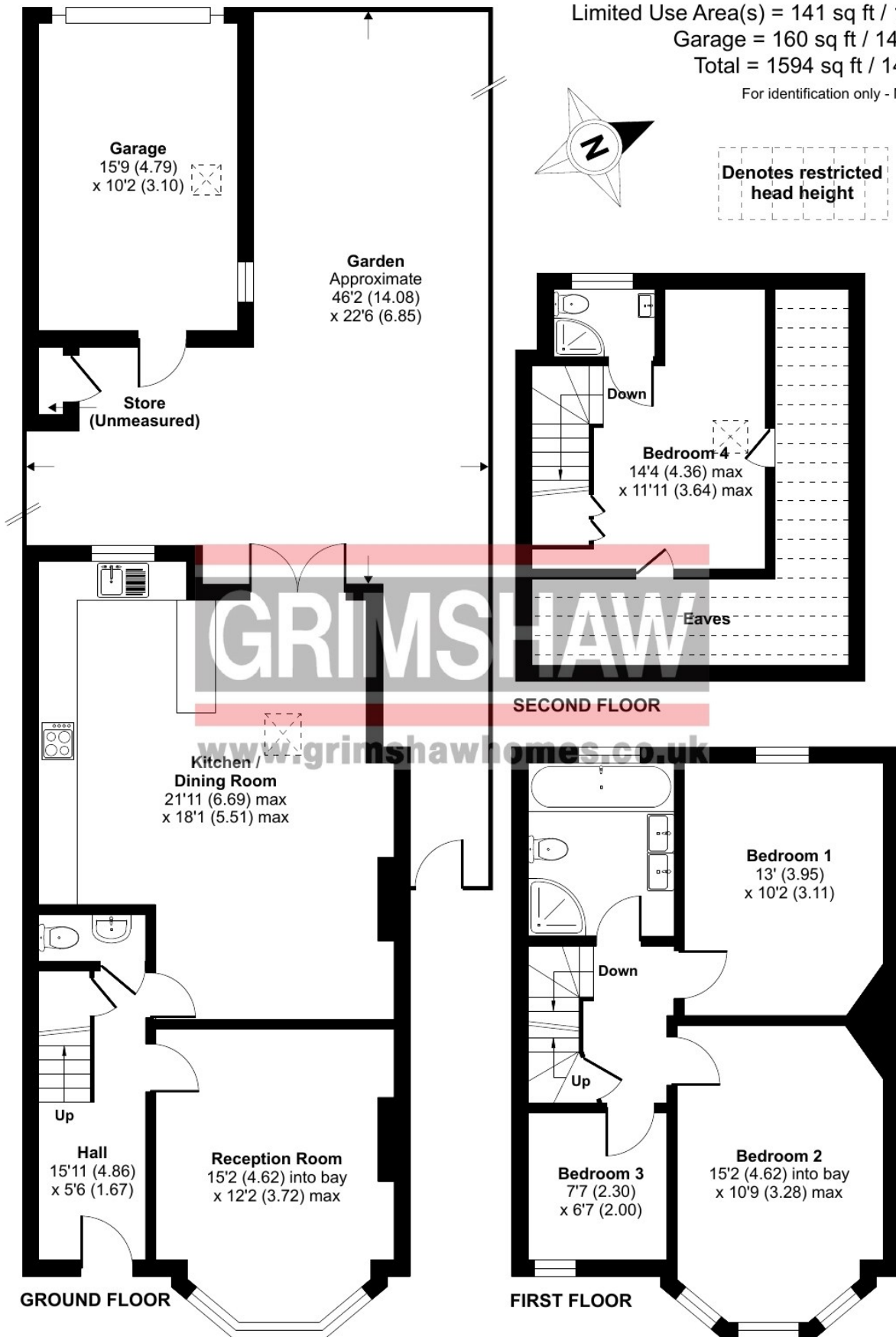
Approximate Area = 1293 sq ft / 120.1 sq m (excludes store)

Limited Use Area(s) = 141 sq ft / 13 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1594 sq ft / 148 sq m

For identification only - Not to scale





EPC Rating = D

Council tax band = G (£3,247.24 for 2024/2025)

Local authority: London Borough of Ealing

Parking: Garage at the rear with rear access and controlled parking zone: - West Acton Zone (Z)

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (gas boiler with cylinder, central heating radiators and underfloor heating in bathrooms): mains drainage: broadband connected: landline connected: insulated and boarded loft conversion

Surface water: 'Very low' means less than 0.1% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All 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.

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