



Highfield Road, West Acton, London W3 0AL
Price: £710,000 Freehold - No Chain

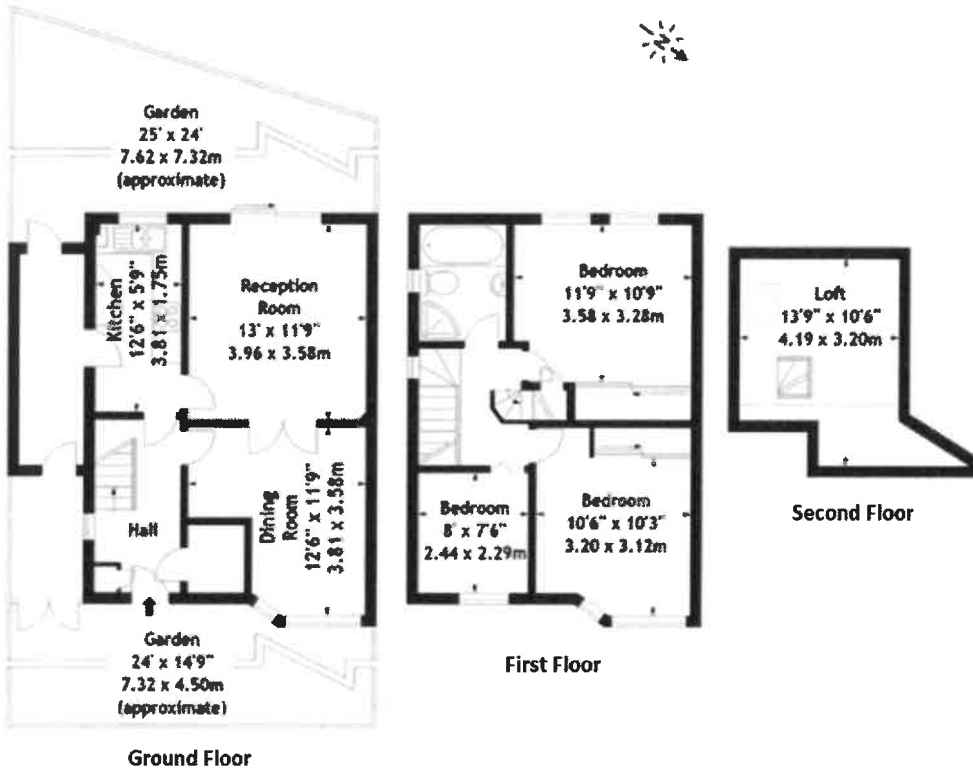
A 3-bedroom semi-detached house on two floors with a useable loft space, rear lawned garden and forecourt parking for 2 cars. The property is offered with great potential to extend and to convert the loft (subject to the usual regulations).

The accommodation comprises hall, fitted kitchen, 2 communicating reception rooms (rear reception room has access to the rear garden), covered side passageway, running the full length of the house from front to rear (access to the kitchen), 3 bedrooms and a 4-piece bathroom.

Near to the lovely open space of North Acton Playing Fields, well-placed for **Acton Main Line** station with Elizabeth Line connection, approximately 0.6 miles from **West Acton** station with local shopping facilities and with access to **Ealing Broadway** station also with Elizabeth Line connection & town centre. Road connections include A40, Western Avenue and North Circular Road with access to M4 & M40 motorways.

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





Total Approx. Floor Area
102.93 sq m / 1108 sq ft (includes loft)

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

EPC Rating = D
Council tax band = E (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.

02.11.2023 Ref: 9791

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