



Norman Way, West Acton, London W3 0AS
Price £750,000 Freehold - No Chain

Offering huge potential - this pretty double-fronted semi-detached property with off-street parking for 2+ cars, gated side access and approx 72' rear garden. With potential for a double storey rear extension (same as neighbouring property and subject to the usual regulations). The property is offered with no onward chain.

The property comprises hallway, dual aspect double reception room running the full length of the property, a second reception room, kitchen with direct access to 72' garden and WC off the kitchen.

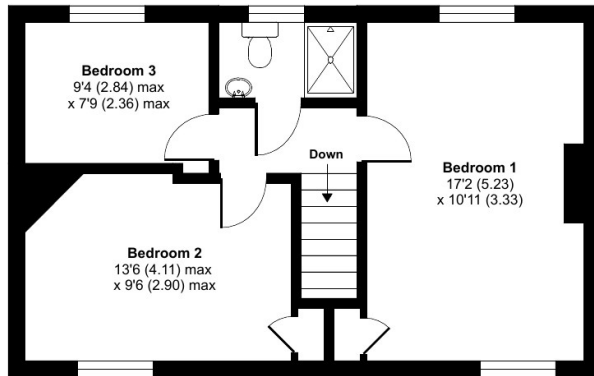
On the first floor there are 3 good size bedrooms with a shower room.

Just a 1-minute walk to West Acton Primary and 3 minutes' walk to **West Acton** station with Central Line and access to **Ealing Broadway** station with Elizabeth Line connection. Other local schools nearby include Holy Family Catholic Primary, Ellen Wilkinson High, St Vincents Catholic Primary and Ada Lovelace CofE High.

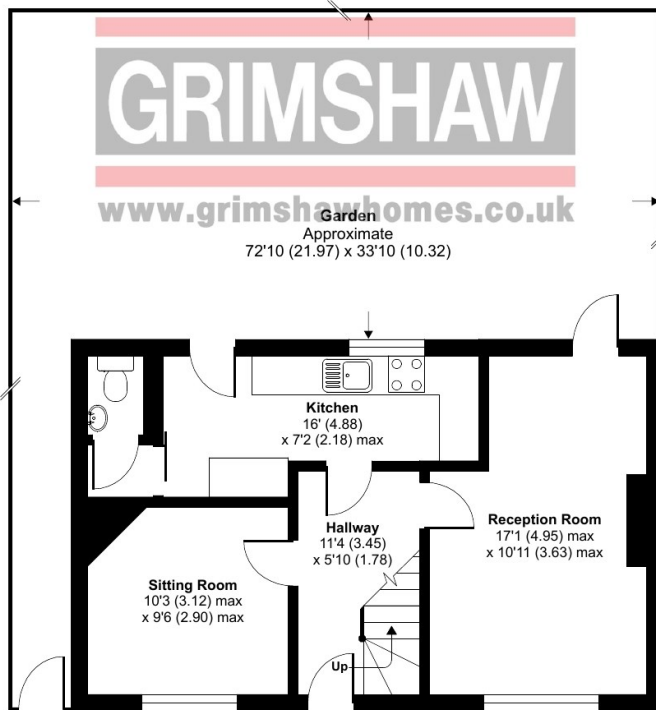


Norman Way, W3

Approximate Area = 960 sq ft / 89.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Grimshaw & Co. REF: 1048654



Grimshaw & Co



Grimshaw & Co



Grimshaw & Co



Grimshaw & Co

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.

02.04.2024 Ref: 9781

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

