



**Saxon Drive, West Acton, London W3 0NY**  
**Price: £999,950 Freehold**

**A much-enlarged 4-5 bedroom semi-detached house arranged over three floors with loft conversion, ground-floor extension, forecourt parking and garden room at the rear.**

The accommodation comprises hall, cloakroom, double reception room, study / bedroom 5, conservatory, fitted kitchen / utility, ground-floor bedroom with an en suite wet room / WC, 3 further bedrooms and a bathroom / WC.

Situated within a few minutes' walk from **West Acton** station and well-placed for **North Acton** station, The Japanese School, Ellen Wilkinson High, West Acton Primary and Ada Lovelace CofE High. Access to **Acton Main Line** station with Elizabeth Line connection and the open space of North Acton playing fields. With transport links to **Ealing Broadway** station also with Elizabeth Line connection & town centre and Westfield Shopping Centre. Road connections for A4 and the M4 & M40 motorways.

There is a south-facing rear lawned garden with a garden room at the rear and forecourt parking.

# Saxon Drive, London, W3

Approximate Area = 1666 sq ft / 154.7 sq m

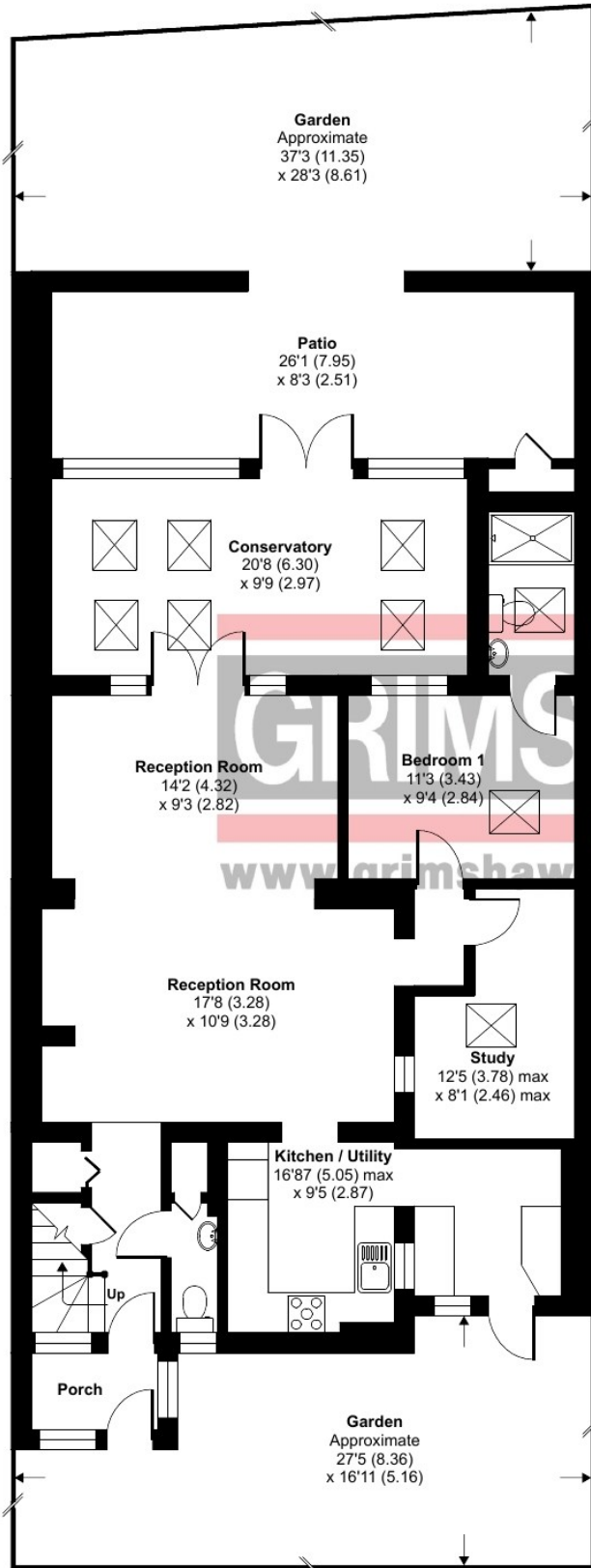
Limited Use Area(s) = 199 sq ft / 18.4 sq m

Outbuilding = 91 sq ft / 8.5 sq m

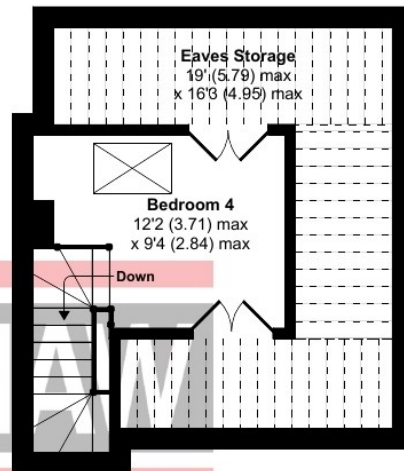
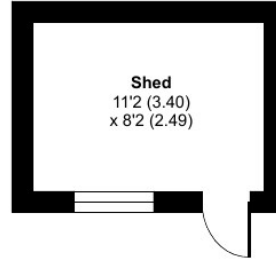
Total = 1956 sq ft / 181.7 sq m

For identification only - Not to scale

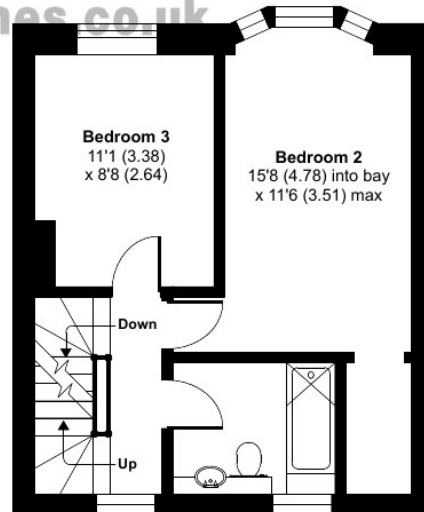
Denotes restricted head height



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Grimshaw & Co. REF: 805304





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EPC Rating = D

Council tax band = D

Local authority: London Borough of Ealing

Parking: forecourt parking

Accessibility: internal staircase

Connected services and utilities: Gas supply: electricity supply: mains drainage

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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