



Messaline Avenue, Acton, London W3 6JY
Price: £899,000 Freehold - No Chain

A beautifully-presented, refurbished and extended 3-bedroom 1920s semi-detached residence which has been finished to a high standard and is arranged over two floors with ground-floor open-plan living space. There is a side access to west-facing rear lawn garden and off-street parking at the front.

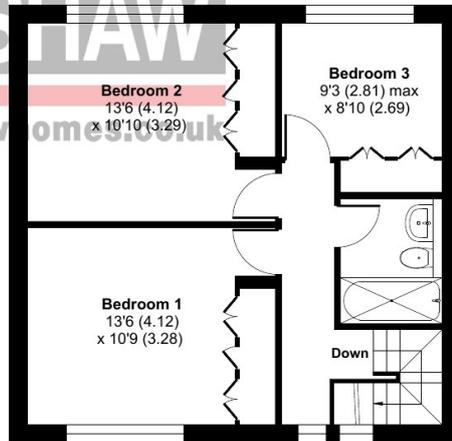
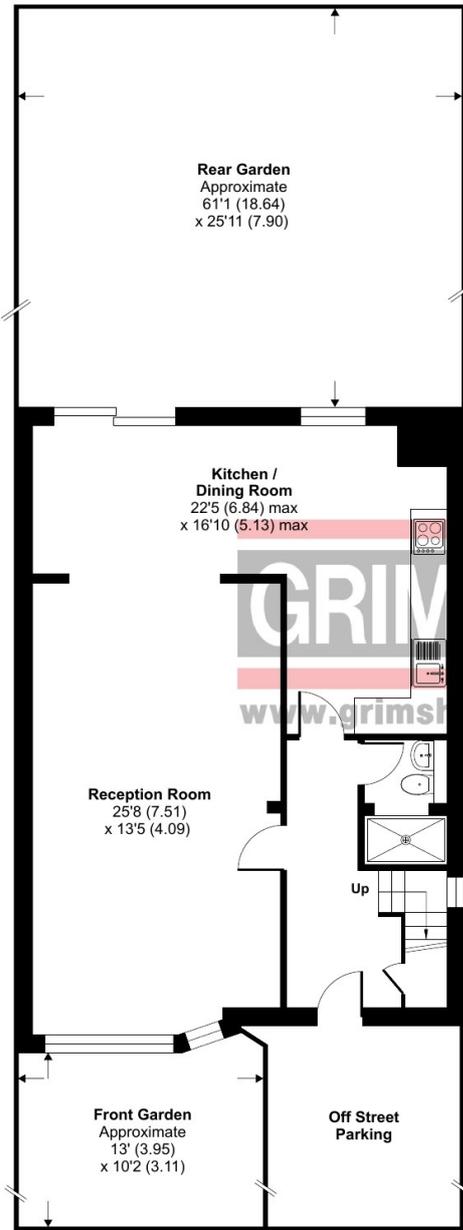
The accommodation comprises entrance hall, front reception room open-plan to kitchen / dining room, ground-floor shower room, 3 bedrooms and a family bathroom. Walking through the sliding doors of the rear reception room leads on to the west-facing rear lawn garden of approx 61ft with paved patio and garden shed.

Situated approximately 0.2 miles from **Acton Main Line** station with Elizabeth Line connection and access to Acton High street for local shopping facilities, bars and restaurants. Buses are on hand towards **Ealing Broadway** station also with Elizabeth Line connection, town centre and Westfields Shopping Centre. Local schools include St Vincent's Catholic Primary, Twyford CofE High, Ark Acton Academy, Derwentwater Primary, Ark Soane Academy, East Acton Primary and Ellen Wilkinson High.



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Approximate Area = 1099 sq ft / 102.1 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Grimshaw & Co. REF: 1137329

We understand there is ongoing treatment for Japanese Knotweed
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.

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

