



Monks Drive, West Acton, London W3 0EB
Price £895,000 Freehold - No Chain

A well-presented 3-bedroom end-of-terrace Tudor-style property arranged over two floors with some period features, 55ft rear garden and a garage.

The entrance hall leads to 2 reception rooms (1 at the rear with beamed ceiling, fireplace surround and a door to the garden), fitted kitchen also with a door to the rear garden, 3 bedrooms and a family bath / shower room.

Outside is a front garden, lovely rear lawn garden of approx 55ft and a garage at the rear with rear access.

In this sought-after **Hanger Hill Garden Estate** a conservation area and close to a number of good local schools including Holy Family Catholic Primary, Ada Lovelace CofE High, Ellen Wilkinson High, The Japanese School and Twyford CofE High.

Within walking distance to **West Acton** station with connection for Central Line and Elizabeth Line (Crossrail) as well as **North Ealing** station (Piccadilly Line), local shopping facilities and restaurants.



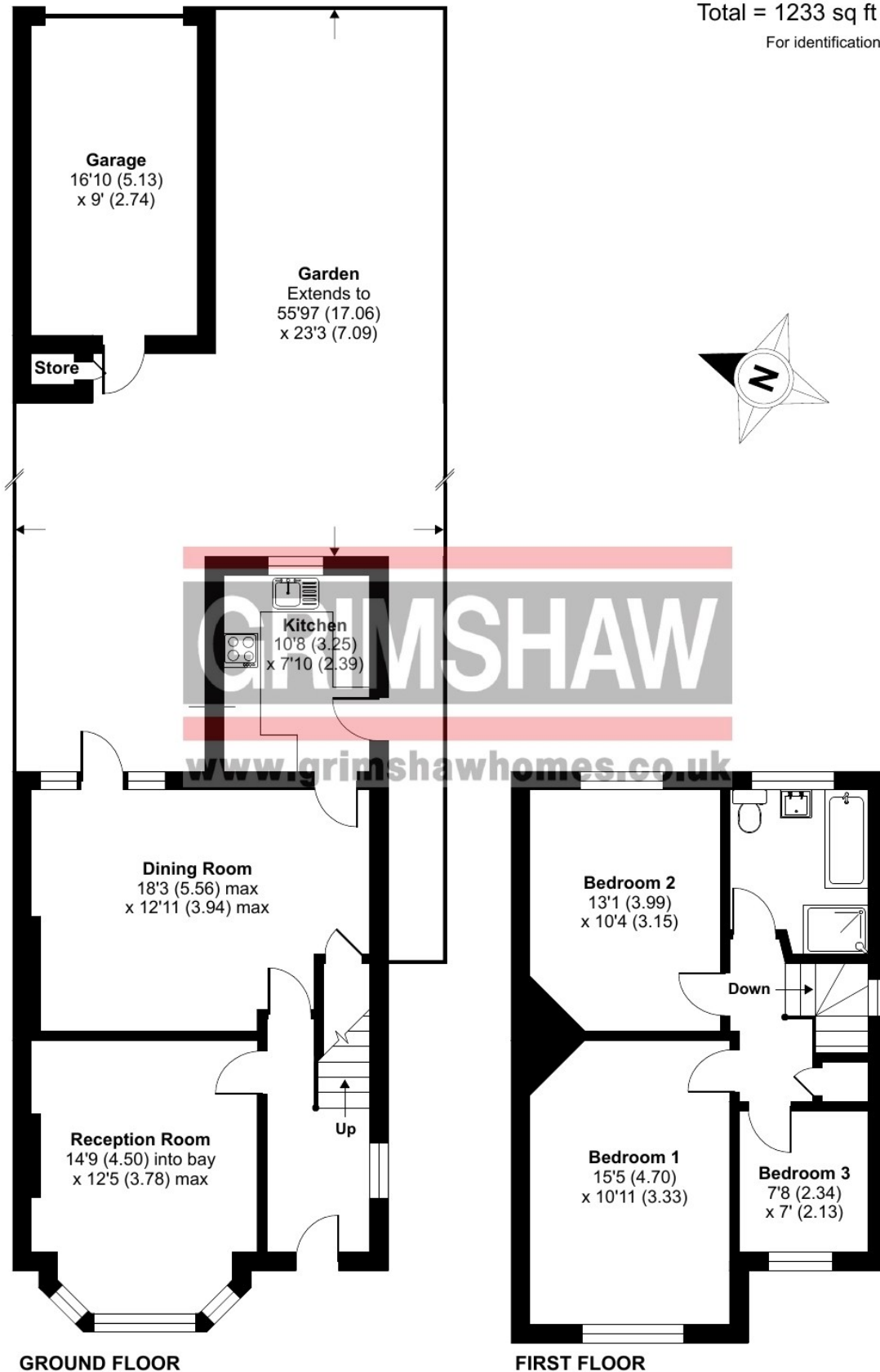
Monks Drive, London, W3

Approximate Area = 1082 sq ft / 100.5 sq m (Excluding Store)

Garage = 151 sq ft / 14 sq m

Total = 1233 sq ft / 114.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Grimshaw & Co. REF: 1284247



EPC Rating = E

Council tax band = G (£ 3,401.70 for 2025/2026)

Local authority: London Borough of Ealing

Parking: Garage at the rear. Controlled Parking Zone: West Acton Zone Z

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (boiler and radiator heating): 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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