



Vale Lane, West Acton, London W3 0DY
Price £998,000 Freehold - No Chain

A substantial 4-bedroom halls-adjointing semi-detached Tudor-style house arranged over three floors with an extra wide frontage, front garden, rear lawned garden of approx 49ft and a garage at the side with own drive.

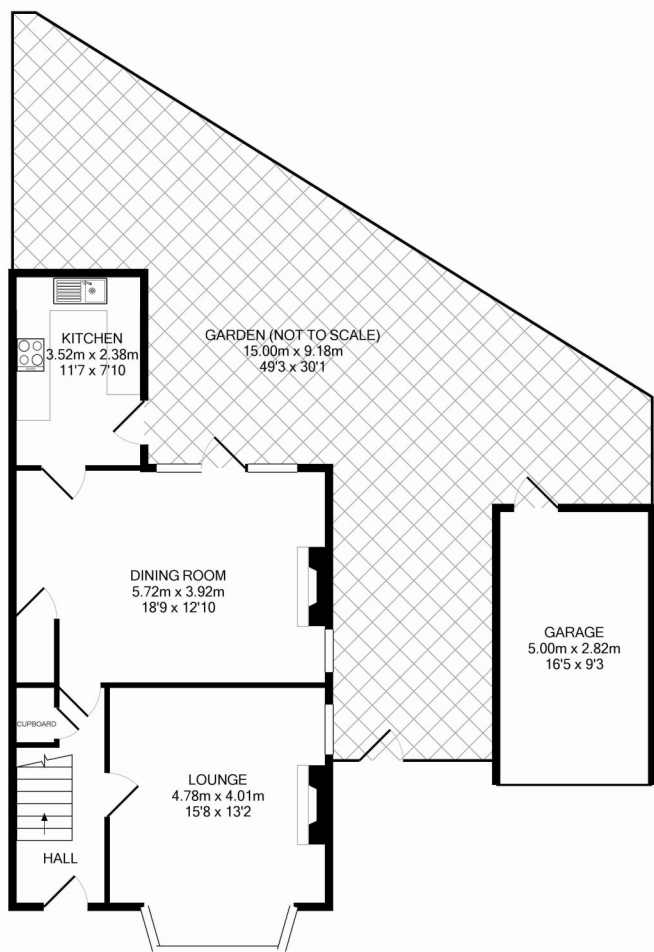
The accommodation is arranged over three floors and comprises entrance hall, 2 reception rooms, fitted kitchen, 4 bedrooms, bathroom with separate WC and an en suite shower room.

Total approx floor area 152.4 sq m / 1641 sq ft

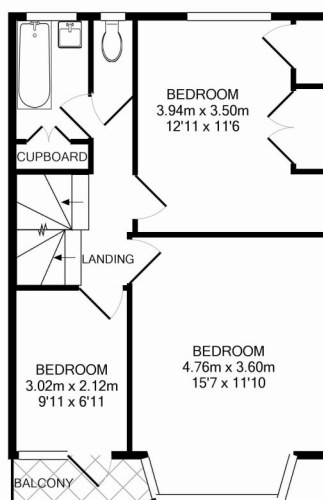
Situated on the popular **Hanger Hill Garden Estate** a conservation area, within just a few minutes' walk to both **West Acton** & **North Ealing** stations and local shopping facilities. Access to **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways.

Well-placed for a number of local schools including West Acton Primary, The Japanese School, St Vincent's Catholic Primary, West Twyford Primary, Twyford CofE High, Acton High and Ellen Wilkinson High.

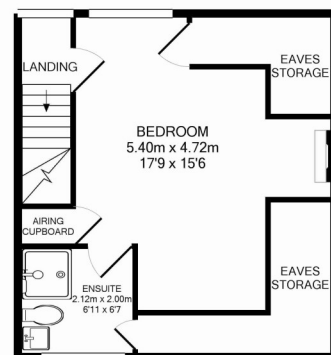




Ground Floor
Approx. Floor
Area 69.7 Sq.M.
(750 Sq.Ft.)



1st Floor
Approx. Floor
Area 47.2 Sq.M.
(508 Sq.Ft.)



2nd Floor
Approx. Floor
Area 35.5 Sq.M.
(382 Sq.Ft.)

Total Approx. Floor Area 152.4 Sq.M. (1641 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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EPC Rating = E

Council tax band = G (£3,407.70 for 2025/2026)

Local authority: London Borough of Ealing

Parking: Off-street forecourt parking, garage at the side and West Acton controlled parking zone Z

Accessibility: Staircase

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

Surface water : 'Low' means between 0.1% and 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.

25.04.2025 Ref: 9968

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