



**Saxon Drive, West Acton, London W3 0NU**  
**Price £845,000 Freehold - No Chain**

An unusually spacious double-fronted, linked house with a double-storey rear extension (approx 1179 sq ft). The ground floor has open-plan living space, stylish kitchen/dining, reception, separate utility room and ground-floor shower/WC. The first floor has 3 bedrooms and bathroom. Outside the rear garden is approximately 65ft x 30ft, terrace and lawned, with shed. To the front is gated forecourt parking.

Conveniently situated within a few minutes' walk from **West Acton** station and well-placed for **North Acton** station, with transport links to **Ealing Broadway** station (Elizabeth line) & town centre and Westfield Shopping Centre.

Local schools include The Japanese School, Holy Family Catholic School, Ellen Wilkinson High, Ada Lovelace CofE High and West Acton Primary. Access to **Acton Main Line** station (Elizabeth Line) and the open space of North Acton playing fields. Road connections for A4 and the M4 & M40 motorways.

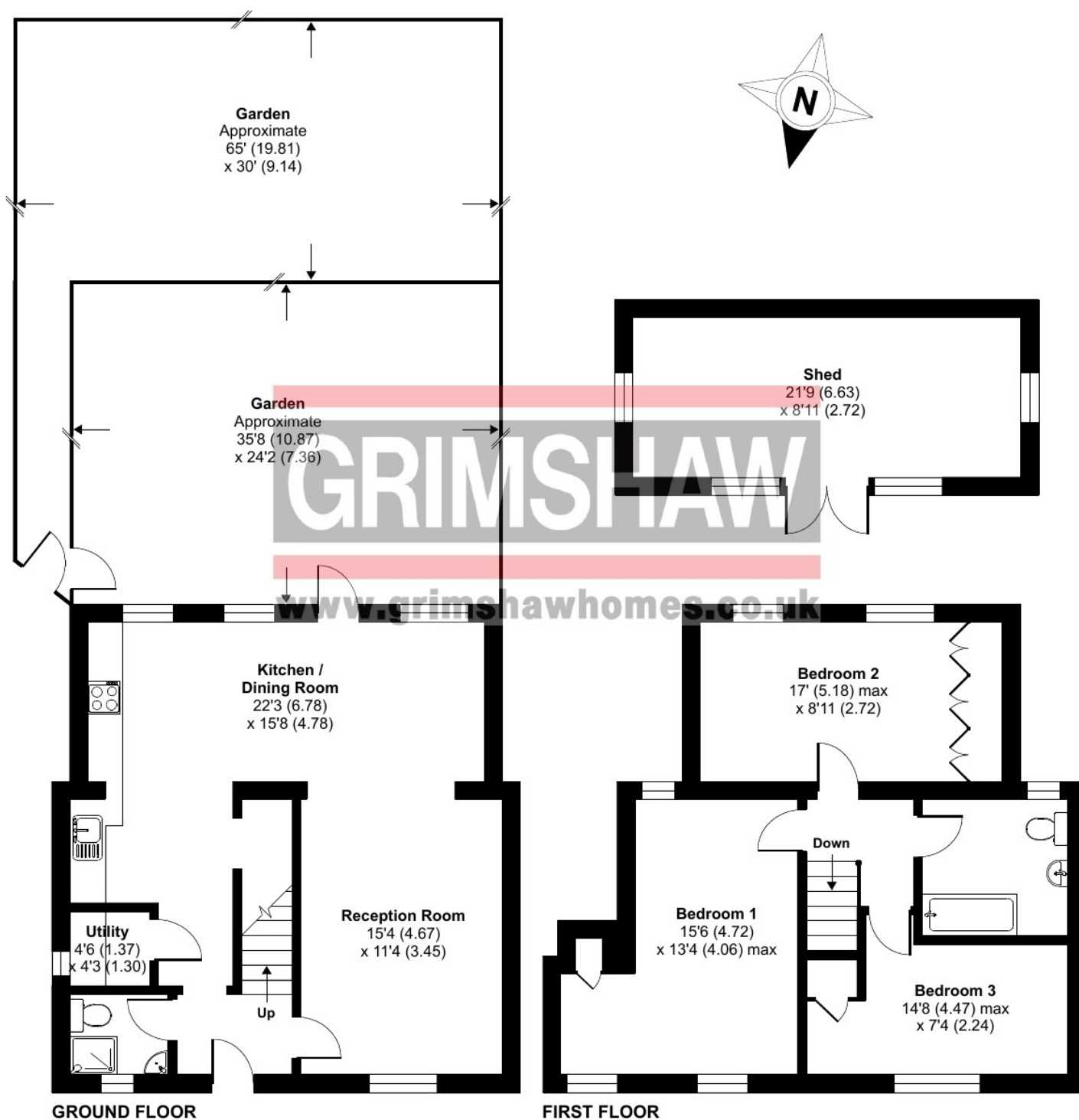
# Saxon Drive, ACTON, London, W3

Approximate Area = 1179 sq ft / 109.5 sq m

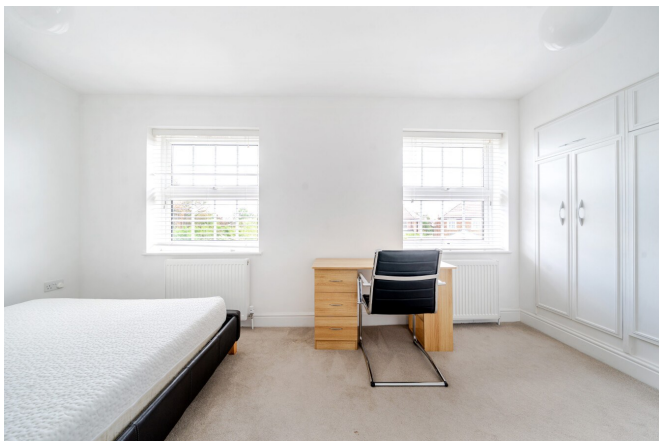
Shed = 197 sq ft / 18.3 sq m

Total = 1376 sq ft / 127.8 sq m

For identification only - Not to scale











EPC Rating = C

Council tax band = D (2025/2026 £2,041.02)

Local authority: London Borough of Ealing

Parking: Off-street parking: CPZ Z (West Acton)

Accessibility: Staircase

Connected services and utilities: Electricity: Gas: Broadband: Landline: Gas combi boiler

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