



## Highfield Road, Acton, London W3 0AL

### Price £799,950 Freehold - No Chain

**A 3-bedroom end-of-terrace property arranged over two floors with a ground-floor extension, rear garden of approx 92ft, rear garage and off-street parking at the front.**

The entrance hall leads on to a double reception room, the rear extension with fitted kitchen leads onto the garden through double doors and cloakroom with utility facilities and a new Worcester Bosch boiler. On the first floor, there are 3 bedrooms and a family bathroom. Outside is a 92ft rear garden with a good size terrace and lawn. There is a garage at the rear.

Situated near to the lovely open space of North Acton Playing Fields, approximately 0.7 miles from **Acton Main Line** station with Elizabeth Line connection, approximately 0.6 miles from **West Acton** station with local shopping facilities and with access to **Ealing Broadway** station also with Elizabeth Line connection & town centre.

Road connections include A40, Western Avenue and also North Circular Road with access to M4 & M40 motorways.

Well-placed for a number of local schools including West Acton Primary, Holy Family Catholic Primary, The Japanese School, Ada Lovelace CofE High, St Vincent's Primary, Ellen Wilkinson High, John Perryn Primary, Twyford CofE High and Ark Acton Academy.

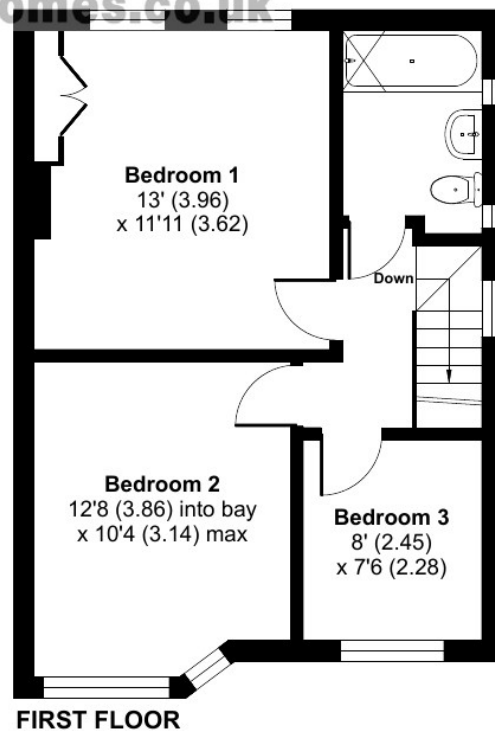
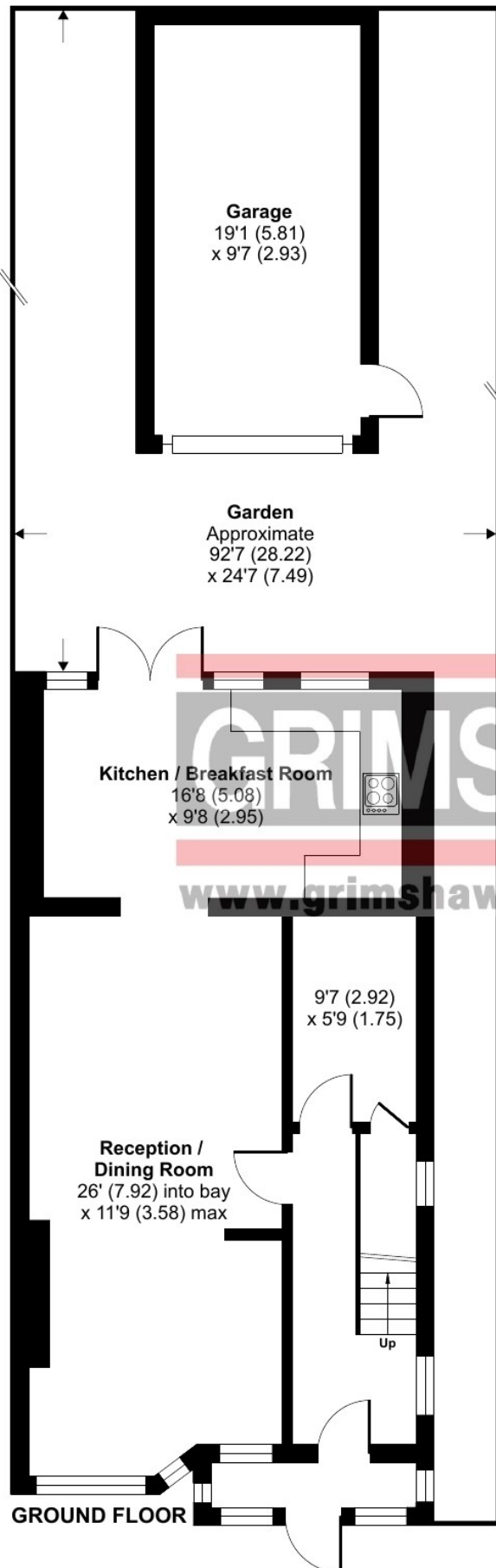
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Approximate Area = 1104 sq ft / 102.5 sq m

Garage = 183 sq ft / 17 sq m

Total = 1287 sq ft / 119.5 sq m

For identification only - Not to scale











EPC Rating = D

Council tax band = E (£2,494.57 for 2025/2026)

Local authority: London Borough of Ealing

Parking: Off-street parking at the front. CPZ area Gypsy Corner CPZ Extension

Accessibility: Internal staircase

Connected services and utilities: Electricity: new consumer unit: mains gas (new Worcester Bosch boiler)  
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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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD