

Ref: 8851

Garage Road (off Queens Drive), West Acton, London W3 0HE



GRIMSHAW

5 Station Parade, Uxbridge Road, Ealing, London W5 3LD
(opposite Ealing Common Station)

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Price: £775,000 Freehold Ref 8851

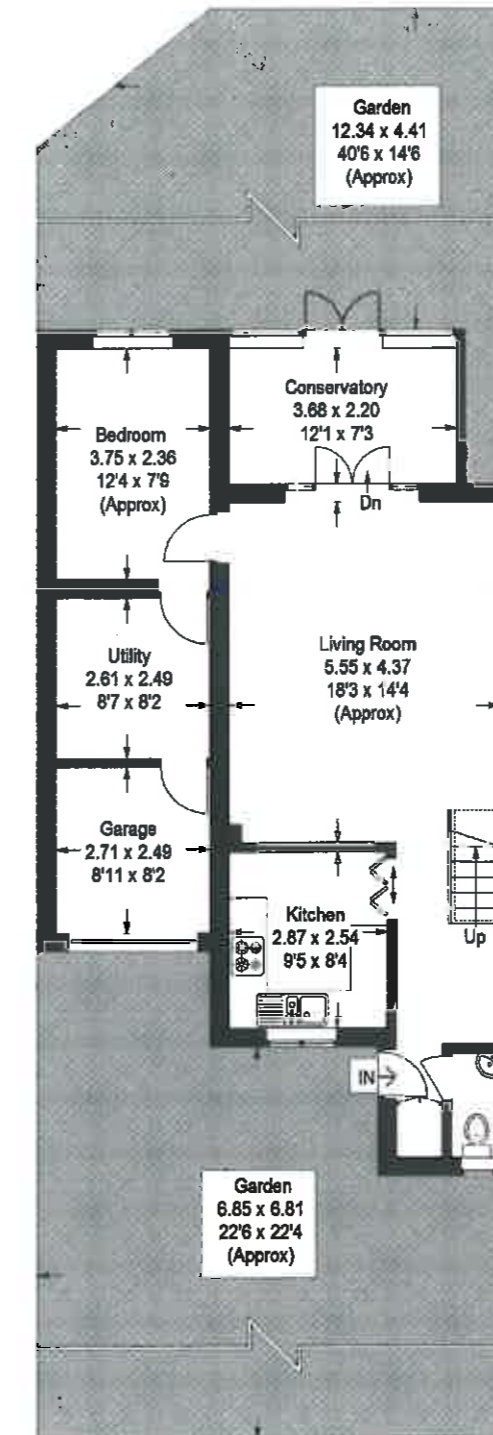
Situated in a quiet backwater, alongside extensive maintained lawns with leafy views to the side and rear. Very conveniently placed for **West Acton** & **North Ealing** stations with local shopping parades. With access to **Ealing Broadway** station with forthcoming Crossrail Link (Elizabeth Line) connection & town centre. Good road connections for A40, M4 & M40 motorways. Local schools include West Acton Primary, The Japanese School, Holy Family Catholic Primary, Twyford CofE High, and Ellen Wilkinson High. With access to St Benedict's and Durston House.

A distinctive 4-bedroom semi-detached house arranged over two floors with fantastic open plan sitting room with French windows leading to conservatory with French doors to the south-facing rear garden. Front garden with private drive-in (for parking up to 4 cars) to garage.

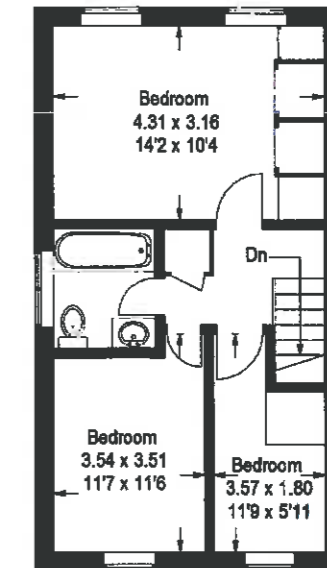
Total approx floor area 115.1 sq m / 1239 sq ft

GROUND FLOOR

Hall

Cloakroom: Low-level WC suite; wash hand basin; Ceramic tiled floor**Open plan sitting room:** Ceramic tiled floor; French doors to**Conservatory:** French doors to rear garden**Study / bedroom 4:** Communicating with annexe (potential shower room and laundry room - access from garage)**Kitchen:** Walls and floor tiled; stainless steel sink unit; range of fitted wall and floor cupboards; work tops; gas hob; oven; extractor hood**FIRST FLOOR****Bedroom 1 (rear) Master bedroom suite:** Fitted wardrobes**Bedroom 2 (front)****Bedroom 3 (front)****Bathroom:** Panelled bath; low-level WC suite; wash hand basin; walls and floor tiled; heated towel rail**OUTSIDE****Front garden with private drive-in:** Of approx 22'6 x 22'4 (6.85m x 6.81m) parking up to 4 cars**Garage with utility at the side:** Combi gas central heating boiler; built-in wall television**South-facing rear lawned garden:** Of approx 40'6 x 14'6 (12.34m x 4.41m) with gazebo and hot spring / hot tub**Council tax band:** F (subject to confirmation)**EPC Rating = D****Please note: We understand planning consent has been granted for a two-storey side extension (subject to confirmation)**

Ground Floor

Garage RoadApproximate Gross Internal Area
(Including Garage)
115.1 sq m / 1239 sq ft= Reduced headroom:
below 1.5 m / 5'0

First Floor

Grimshaw & Co
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