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East Acton Lane, London W3 7ER
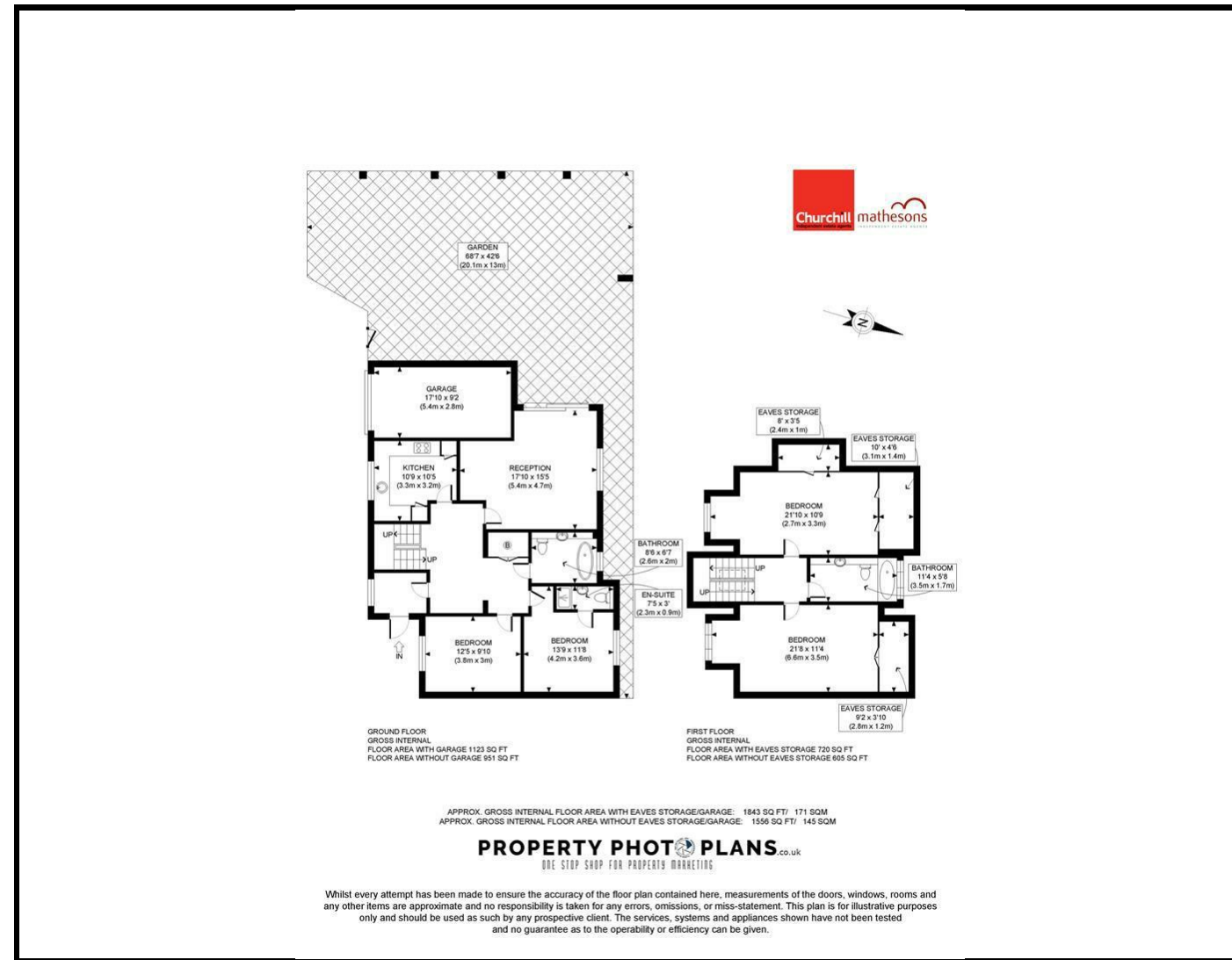
Asking Price £1,300,000 Freehold

KEY FEATURES:

- FOUR BEDROOM DETACHED HOUSE
- THREE BATHROOMS
- PRIVATE REAR GARDEN
- ALARM SYSTEM
- GARAGE
- OFF STREET PARKING FOR UP TO THREE CARS
- NO UPPER CHAIN
- VACANT

A SPACIOUS DETACHED FOUR BEDROOM HOUSE WITH OFF STREET PARKING FOR THREE CARS.

The property comprises of large lounge with direct access to a PRIVATE REAR GARDEN, fitted kitchen, four double bedrooms with the main bedroom having access to an en-suite shower room and two separate bathrooms. Further advantages include ALARM SYSTEM, CCTV and GARAGE. The total floor area is approximately 1556 SQ/FT (145 SQ/M).

East Acton Lane is located close to local shops, cafes and amenities of Acton and the King Fahad Academy, Local transport links including bus routes to Westfield Shopping Centre and East Acton Underground Station (Central Line - Zone 2) is a short walk away offering quick and frequent access into Central London. Local Authority London Borough of Ealing. Council Tax Band G.

GARDEN
68'7 x 42'6
(20.1m x 13m)

GARAGE
17'10 x 9'2
(5.4m x 2.8m)

EAVES STORAGE
8' x 3'5
(2.4m x 1m)

EAVES STORAGE
10' x 4'6
(3.1m x 1.4m)

KITCHEN
10'9 x 10'5
(3.3m x 3.2m)

RECEPTION
17'10 x 15'5
(5.4m x 4.7m)

BEDROOM
21'10 x 10'9
(2.7m x 3.3m)

BATHROOM
6'6 x 6'7
(2.6m x 2m)

BATHROOM
11'4 x 5'8
(3.5m x 1.7m)

EN-SUITE
7'5 x 3'
(2.3m x 0.9m)

BEDROOM
12'5 x 9'10
(3.8m x 3m)

BEDROOM
13'9 x 11'8
(4.2m x 3.6m)

BEDROOM
21'8 x 11'4
(6.6m x 3.5m)

EAVES STORAGE
9'2 x 3'10
(2.8m x 1.2m)

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITH GARAGE 1123 SQ FT
FLOOR AREA WITHOUT GARAGE 651 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 720 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 605 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE/GARAGE: 1843 SQ FT/ 171 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE/GARAGE: 1556 SQ FT/ 145 SQM

PROPERTY PHOTO PLANS.co.uk
ONE STOP SHOP FOR PROPERTY MARKETING

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales | EU Directive 2002/91/EC

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within+/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.