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Churchill&Mathesons

Bowes Road, London, W3 7AA

Asking Price £1,300,000 Freehold



KEY FEATURES:

- FANTASTIC SPACIOUS HOME
- ARRANGED OVER THREE FLOORS
- LARGE KITCHEN/DINER
- HIGH STANDARD THROUGHOUT
- SOUTH FACING GARDEN
- SOLAR PANELS ON ROOF
- GARAGE
- VIEWING HIGHLY RECOMMENDED
- FOUR/FIVE BEDROOMS

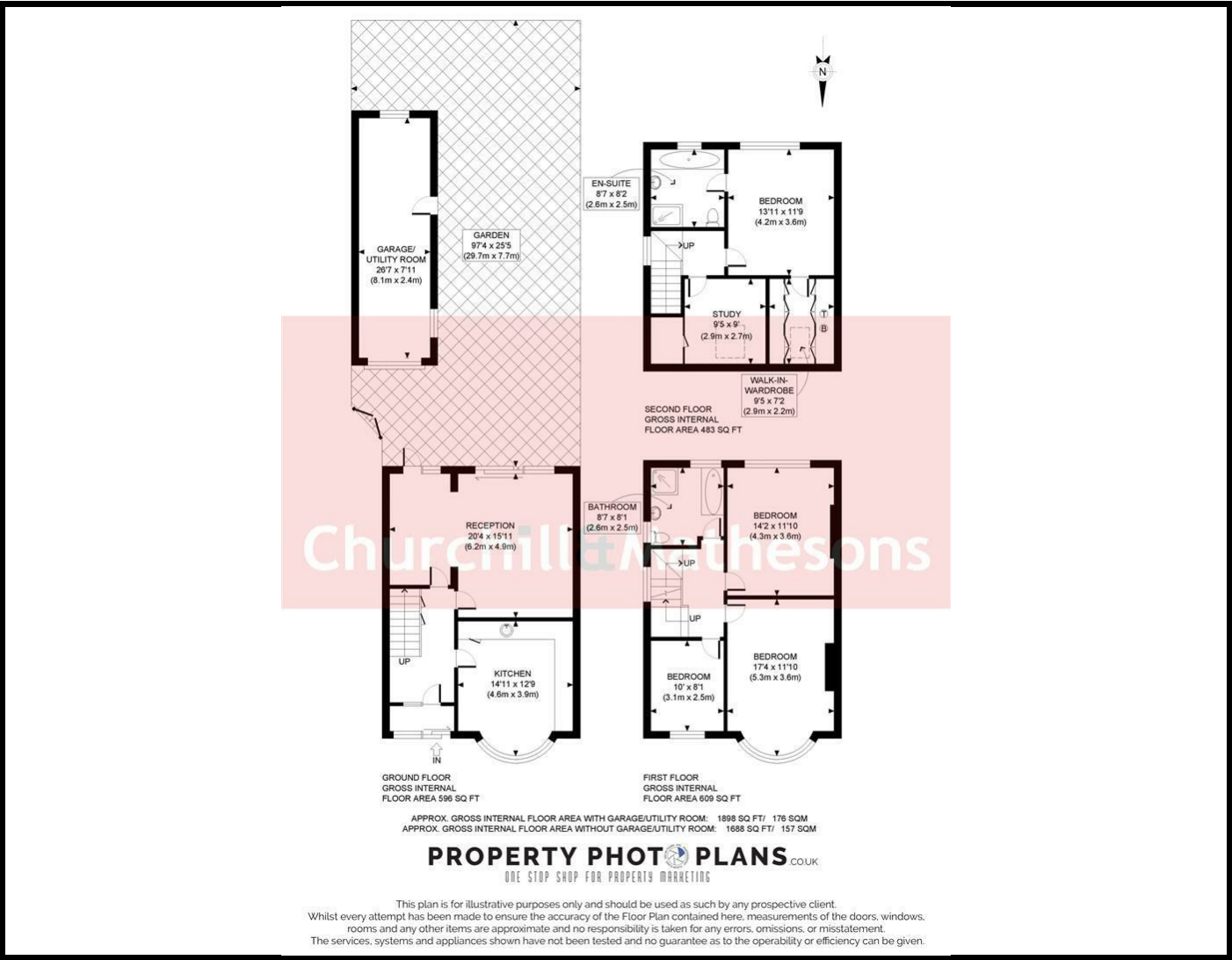
A RARE OPPORTUNITY to acquire this substantial four/five bedroom semi-detached house in the heart of East Acton.

Arranged over 1,898 sq ft, the property is made up of a good sized kitchen/diner and a large reception room with direct access to a paved patio leading into a spacious SOUTH FACING GARDEN with a large GARAGE that has electricity and is currently being used as a utility room.

The first floor is made up of three bedrooms and a family sized bathroom with a separate JACUZZI BATH AND SHOWER. On the second floor there is a fourth bedroom with WALK IN WARDROBE and EN-SUITE with separate JACUZZI BATH AND SHOWER. There is also a STUDY, which is currently being used as a home office.

Further benefits are the whole house is finished to an EXCEPTIONALLY HIGH STANDARD and is also incredibly energy efficient having SOLAR PANELS ON THE ROOF. Planning permission has also been granted to have a driveway.

Located on a quiet street close to the amenities of East Acton and the open spaces of Old Oak Common. East Acton Underground Station (Central Line - Zone 2) is within easy reach offering quick and frequent trains into The West End and Central London, while motorists benefit from easy access to the A40. London Borough of Ealing. Council Tax Band F.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ 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.