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Churchill & Mathesons

Templemead Close, London, W3 7NH

Asking Price £800,000 Freehold



KEY FEATURES:

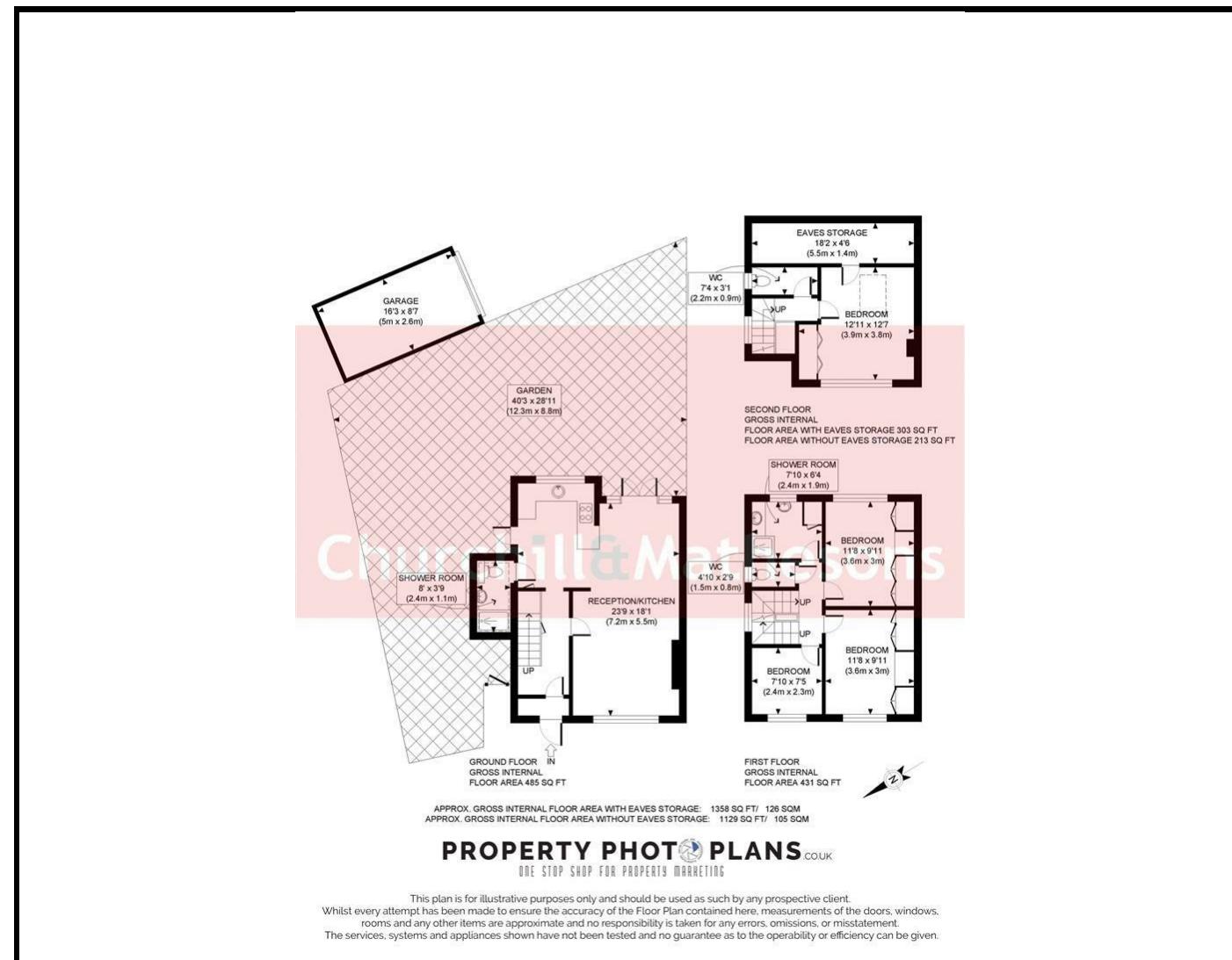
- END OF TERRACED HOUSE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- LARGE REAR GARDEN
- PRIVATE GARAGE
- CLOSE TO EAST ACTON STATION

A FOUR bedroom END OF TERRACE HOUSE situated in a quiet cul-de sac in East Acton.

On the ground floor there are two spacious reception rooms with a modern open plan kitchen and downstairs bathroom. On the first floor there are three bedrooms and a family bathroom. In the loft there is a double bedroom with a separate WC. The total floor area is approximately 1129 SQ/FT (105 SQ/M).

Further advantages are the property has a LARGE REAR GARDEN with access to a PRIVATE GARAGE from the garden and has an opportunity to extend to rear and side (STPP via Ealing Council). The property has been lived in for over 50 years and is ideal for a growing family or buy to let investor.

Templemead Close is located close to local shops, cafes and school. The property offers easy access to the A40 for convenient access in to Central London and The West End. East Acton Tube Station (Central Line - Zone 2) is within walking distance offering a short train ride to Westfield Shopping Centre Shepherds Bush and Central London. Local Authority London Borough of Ealing. Council Tax Band E.



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		
		84
	62	
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.