

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.

**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.

166 Manor Park Road  
Harlesden  
London  
NW10 4JT  
T: 020 8965 2250  
E: sales@mathesonsestates.com  
www.mathesonsestates.com



## Hilary Road, East Acton, London W12 0QA

### Asking Price £675,000 Freehold



#### KEY FEATURES:

- 3 / 4 BEDROOMS
- SEMI-DETACHED HOUSE
- OWN GARAGE & PARKING
- NEAR EAST ACTON TUBE
- SPACIOUS KITCHEN
- BATHROOM / SEPARATE WC
- 17FT RECEPTION ROOM
- RECEPTION 2 / BEDROOM 4
- DOUBLE GLAZING
- GAS CENTRAL HEATING

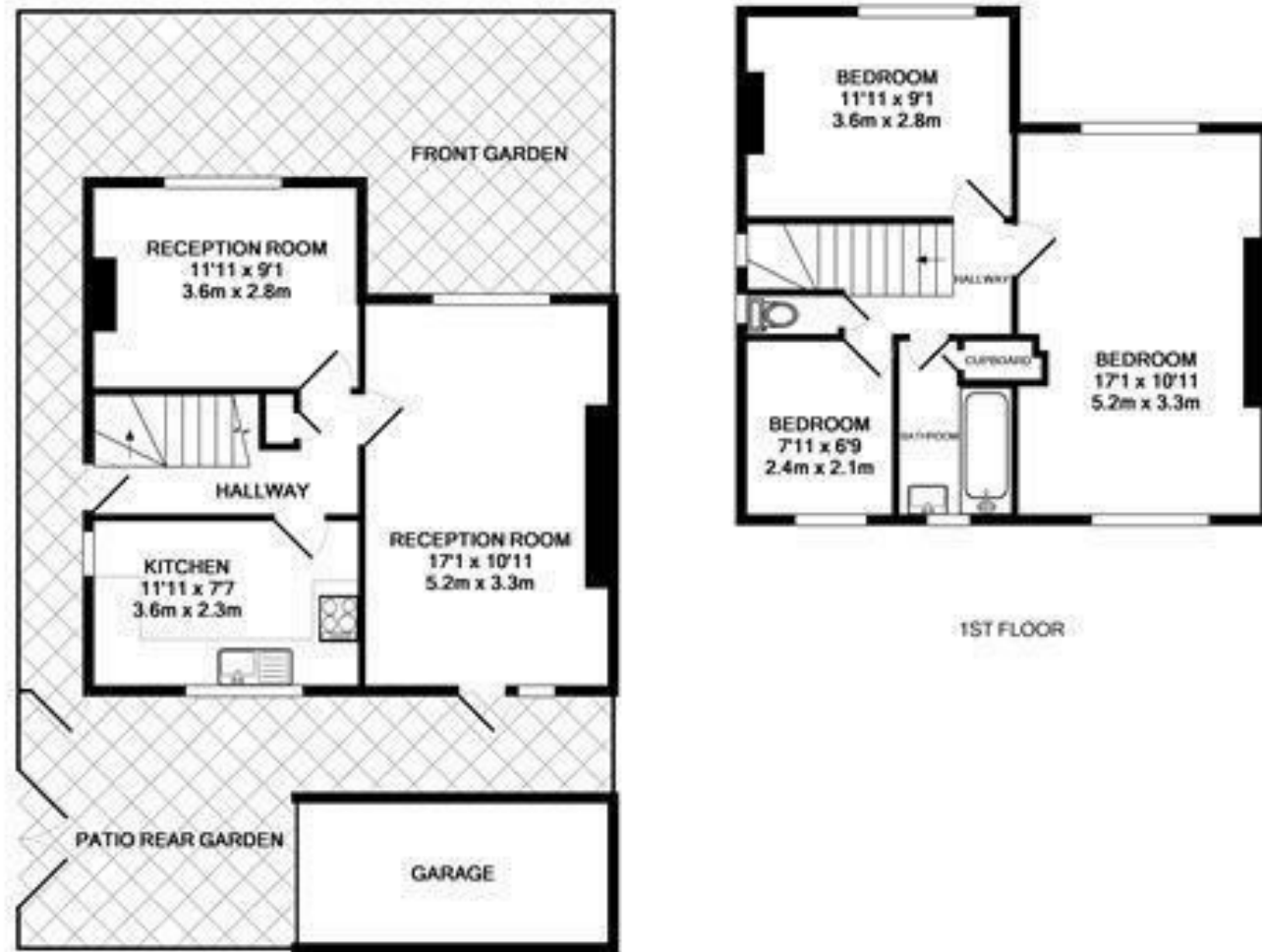
CHURCHILLMATHESONS are pleased to offer FOR SALE this SPACIOUS 3/ 4 BEDROOM SEMI-DETACHED HOUSE ON A CORNER PLOT with GARAGE and OFF STREET PARKING.

The property comprises of Entrance Hall, 17ft lounge, fitted kitchen, reception room / bedroom 4, first floor landing, 3 bedrooms, family bathroom / separate WC.

Rear garden with decking and OWN GARAGE with electricity, which has the potential to convert the garage into an office.

Further benefits include wooden flooring, double glazing and gas central heating.

Hilary Road is close to local amenities of East Acton and is close to local transport links including East Acton Underground Station (Central Line, Zone 2) and A40 for access to Central London and Westfield's Shopping Centre.



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 81.5 SQ.M. (877 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2008

