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Churchill & Mathesons

Hilary Road, East Acton, London W12 0QA

Asking Price £649,950 Freehold



KEY FEATURES:

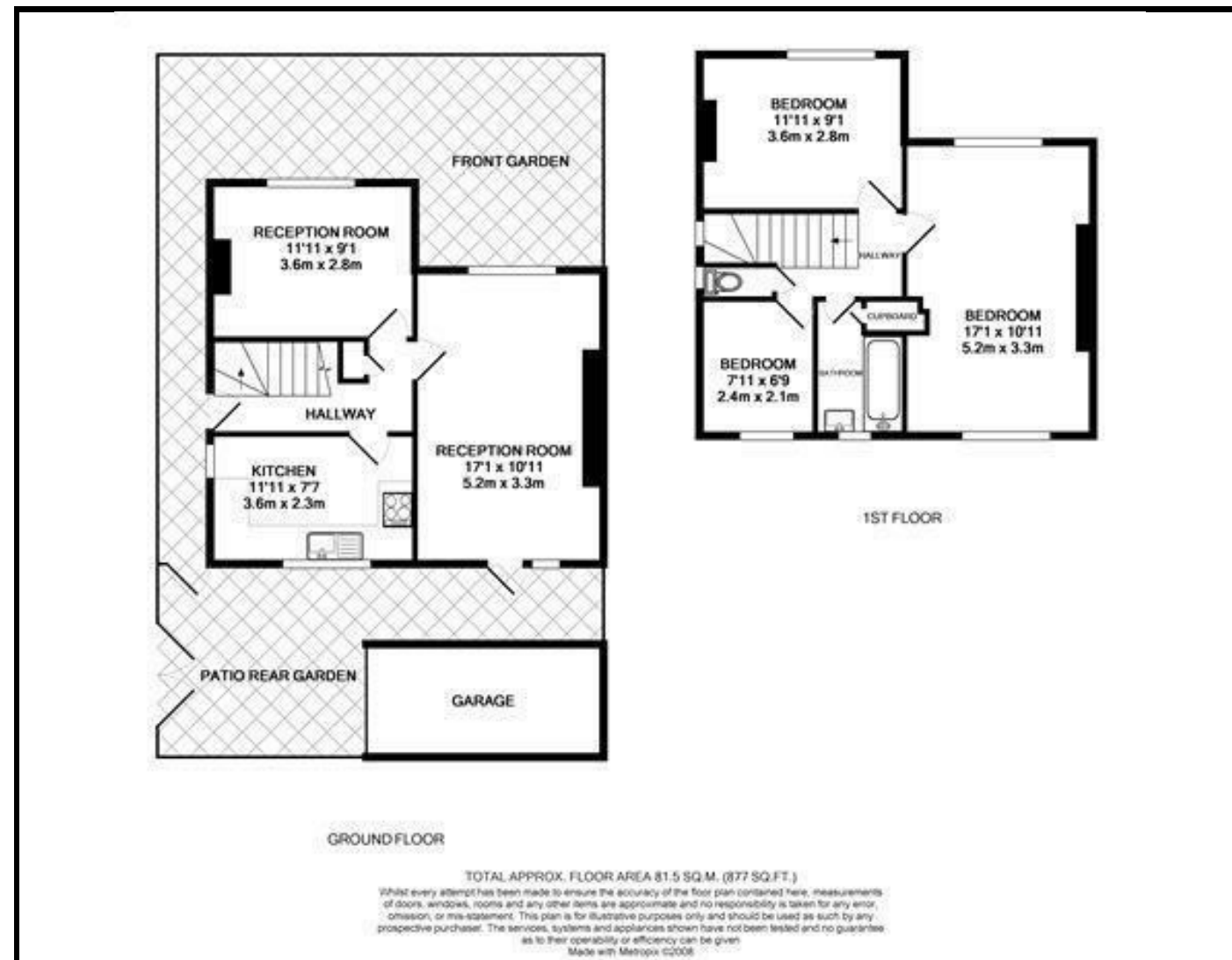
- 3 / 4 BEDROOMS
- SEMI-DETACHED HOUSE
- OWN GARAGE & PARKING
- NEAR EAST ACTON TUBE
- SPACIOUS KITCHEN
- BATHROOM / SEPARATE WC
- 17FT RECEPTION ROOM
- RECEPTION 2 / BEDROOM 4
- DOUBLE GLAZING
- GAS CENTRAL HEATING

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		76
(55-68) D		
(39-54) E	48	
(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.