



Carbery Avenue, Acton, London W3 9AB
Price: £1,300,000 Freehold

Situated in a favoured residential location with some open views and access to **Acton Town** station with local shopping facilities and **Ealing Common** station also with local shopping facilities. Also access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Nearby are the lovely open spaces of Gunnersbury Park and Ealing Common. With road connections for A40 and M4 / M40 motorways. Well-placed for a number of local schools including Ada Lovelace CoFE High, St Vincent's Catholic Primary, Twyford CoFE High, Ark Acton Academy and Ellen Wilkinson High.

A well-maintained 4-bedroom detached traditional corner residence on two floors of considerable architectural appeal.

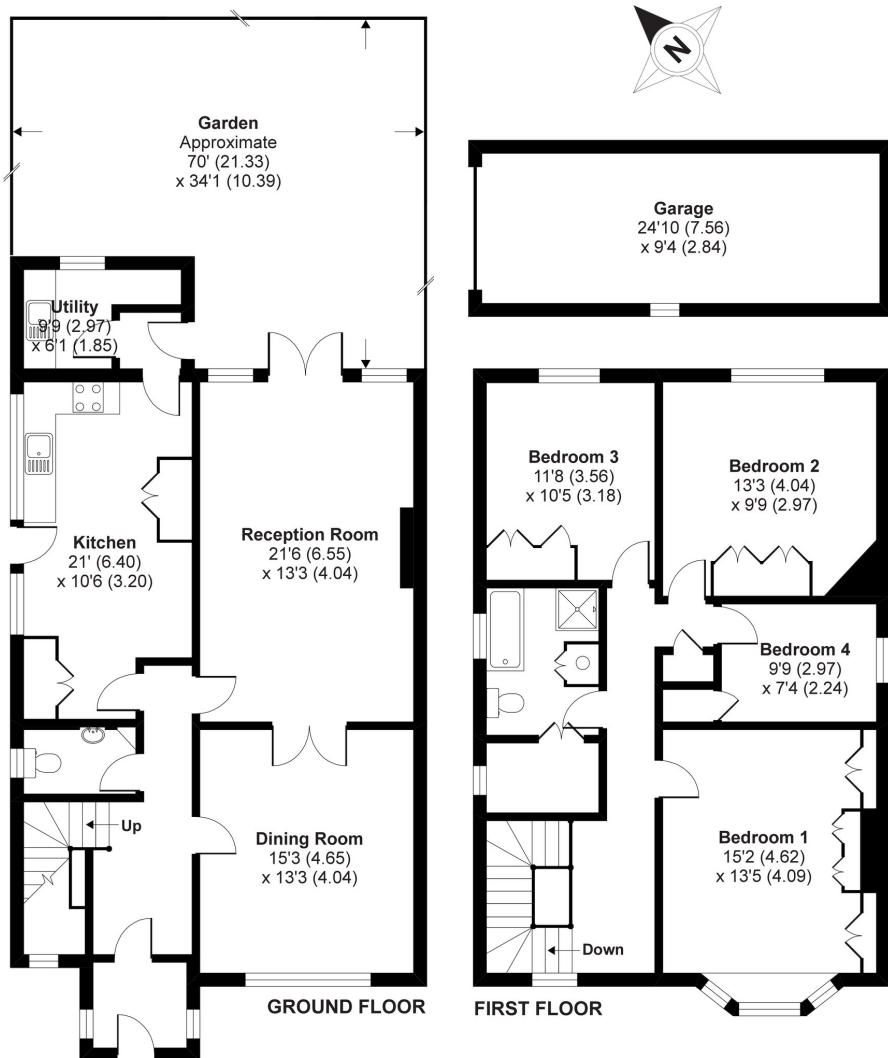
The accommodation comprises entrance hall, 2 reception rooms with rear reception room leading directly onto the pretty garden & terrace, kitchen/breakfast room, utility room, cloakroom, 4 bedrooms and a modern bath/shower room.

There is a pretty rear lawned garden of approx 70' with terrace and an archway to a side access. A large garage is at the rear with car port and side access.



Carbery Avenue, Acton, London, W3

APPROX. GROSS INTERNAL FLOOR AREA 2120 SQ FT 196.9 SQ METRES (INCLUDES GARAGE)



(Photographs taken previously)
EPC Rating = D
Council tax band = G (subject to confirmation)

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

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