



**SAXON DRIVE, LONDON, W3**  
**£860,000 FREEHOLD**

**EPC: C**  
**Council Tax: D**

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## DESCRIPTION:

An end-of-terrace three bedroom family home which offers a wealth of potential. The property offers approximately 1100 sq ft of internal accommodation and comprises an open-plan downstairs reception room, fully-equipped kitchen and dining area which opens onto a secluded rear garden with a large external storage shed. In addition, there are three bedrooms, a family bathroom and a separate toilet. The property further benefits from side access, private driveway and a useful entry porch. The house is presented in very good condition throughout, holds potential for further extension and development STPP and in-person viewings are highly recommended. Located within a quiet residential area, the property is conveniently positioned in close proximity to numerous transport links, various amenities and open green spaces including the North Acton Playing Fields. Motorists benefit from quick access into Central London via the A40 whereas commuters are within easy reach of the Central Line from West Acton (0.4 miles) and the Elizabeth Line from Acton Main Line (0.8 miles) train stations.



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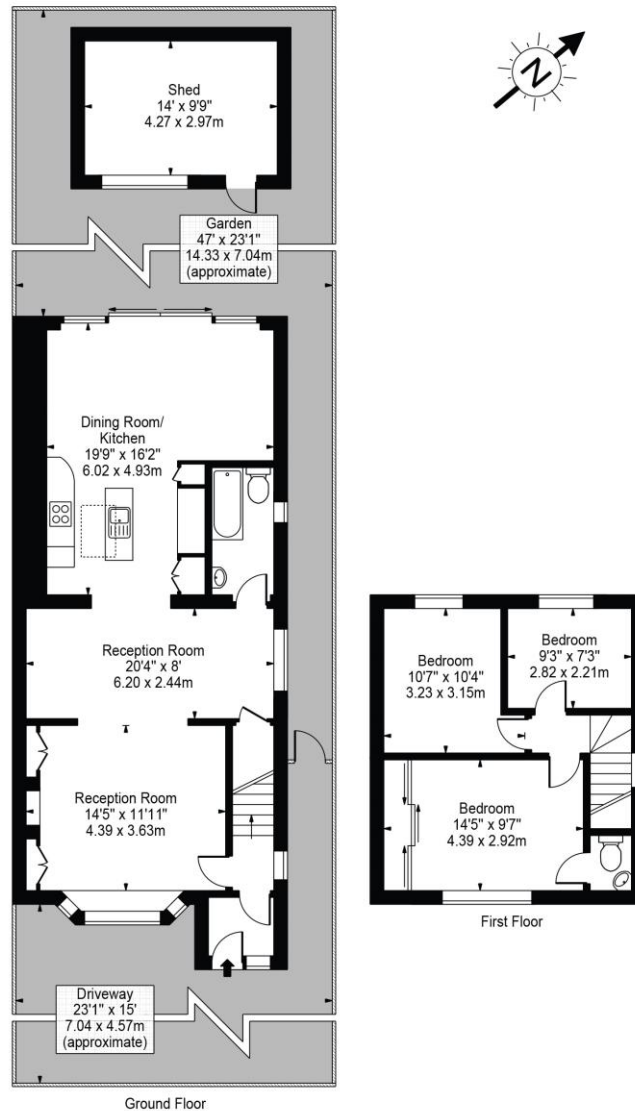
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## Saxon Drive, W3

Approx. Gross Internal Area 1102 Sq Ft - 102.38 Sq M  
(Excluding Shed)

Approx. Gross Internal Area Of Shed 136 Sq Ft - 12.68 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 85 B      |
| 55-68 | D             | 72 C    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Tenure: Freehold

Term: N/A

Service Charge: N/A

Ground Rent: N/A

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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