



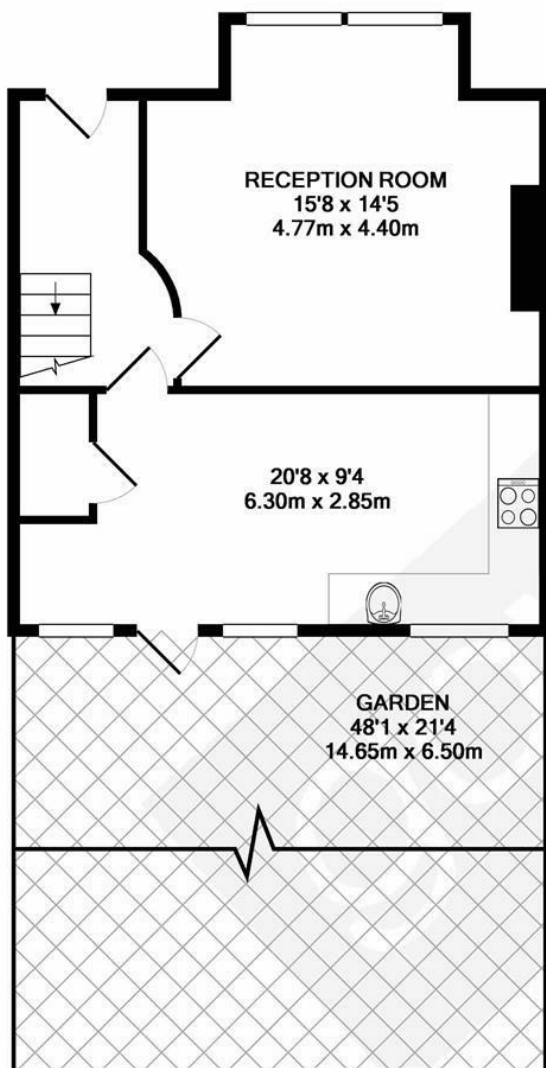
## Maple Grove, W5

New to market is this lovely three-bedroom terraced house that comes in great condition throughout and situated just a short walk from South Ealing station.

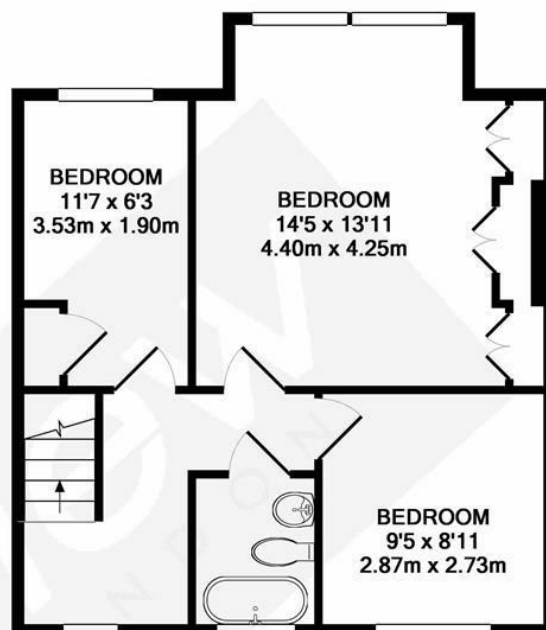
In brief the property consists of three good sized bedrooms, large reception, family sized bathroom and large separate eat-in kitchen leading out on large 50th foot garden.

- Terraced House
- Three Bedrooms
- No chain
- Separate kitchen
- Large garden close to 50ft in length
- Short walk to Acton Town or South Ealing Station
- Potential to extend STPP

£635,000



GROUND FLOOR  
APPROX. FLOOR  
AREA 451 SQ.FT.  
(41.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 454 SQ.FT.  
(42.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 906 SQ.FT. (84.2 SQ.M.)

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  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	