

Location:

Acacia Road is ideally positioned for the excellent transport connections of Acton Main Line, Acton Town and Acton Central. The popular cafés, restaurants and independent shops of Churchfield Road are just moments away.

Key points:

- Four bedroom semi-detached home
- 70ft South facing garden
- Outbuilding
- Two bathrooms
- Great location for the Elizabeth Line

Do Better:

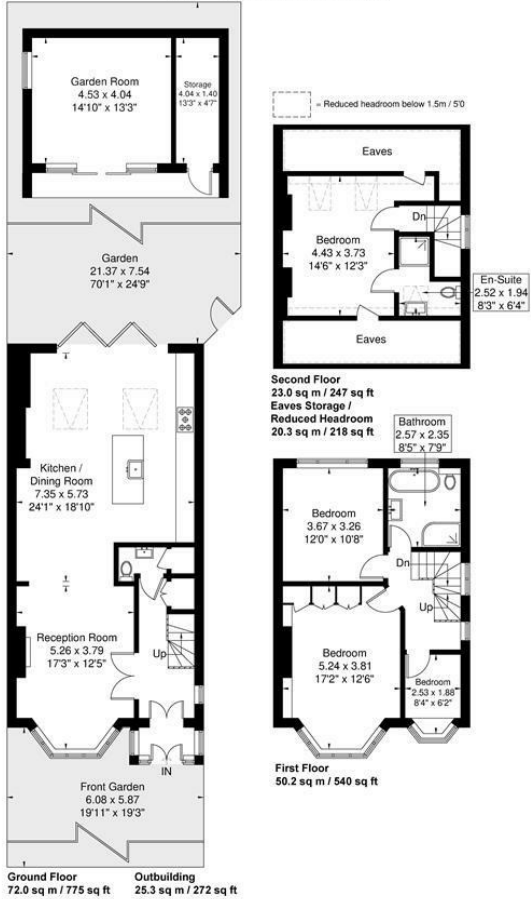
Acton
sales@astonrowe.co.uk

57-59 Churchfield Road,
Acton, London, W3 6AY

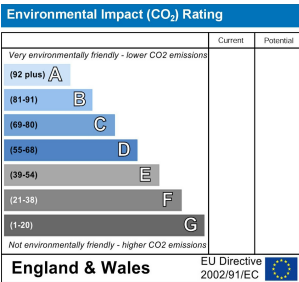
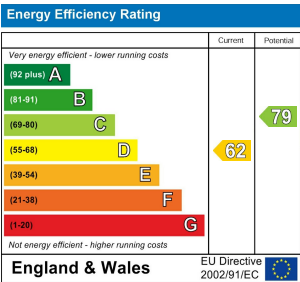
020 8992 3600

Acacia Road

Approximate Gross Internal Area = 145.2 sq m / 1563 sq ft
Eaves Storage / Reduced Headroom = 20.3 sq m / 218 sq ft
Outbuilding = 25.3 sq m / 272 sq ft
Total = 190.8 sq m / 2053 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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£1,250,000

Acacia Road, London W3 6HB

- 2 Reception Rooms
- 4 Bedrooms
- 2 Bathrooms



The current owner says:

The property is located in a fantastic location for the local shops, schools, parks and transport links.

A beautifully presented four-bedroom family home, ideally positioned just moments from the Elizabeth Line.

Arranged over three floors, this spacious family home offers a versatile layout designed to meet the needs of modern living.

The ground floor centres around a superb open-plan kitchen and dining room, creating a sociable hub for everyday family life and entertaining alike. Large glazed doors open directly onto the rear terrace and south-facing garden, allowing the living space to extend effortlessly outdoors during the warmer months. A separate reception room provides a comfortable retreat, while a guest WC completes the ground floor accommodation.

The first floor comprises three well-proportioned bedrooms, a family bathroom and useful storage.

The second and top floor offers a further bedroom and en-suite shower room.

To the rear, the beautifully maintained 70ft south-facing garden provides ample space for entertaining and family enjoyment. An excellent outbuilding offers further versatility, ideal as a home office, studio, gym or additional reception space.

Acacia Road is ideally positioned for the excellent transport connections of Acton Main Line, Acton Town and Acton Central. The popular cafés, restaurants and independent shops of Churchfield Road are just moments away, while a number of well-regarded schools and local green spaces are also within easy reach.

What's better:

The property benefits from a beautifully maintained 52ft south-facing garden which provides ample space for entertaining and family enjoyment. An excellent outbuilding offers further versatility, ideal as a home office, studio, gym or additional reception space.

