

Location:

St. Dunstons Avenue is in walking distance of local shops and amenities found on Churchfield Road and excellent transport links with easy access to Acton Central Station for Overground and Acton Mainline Station for the new Elizabeth Line.

Key points:

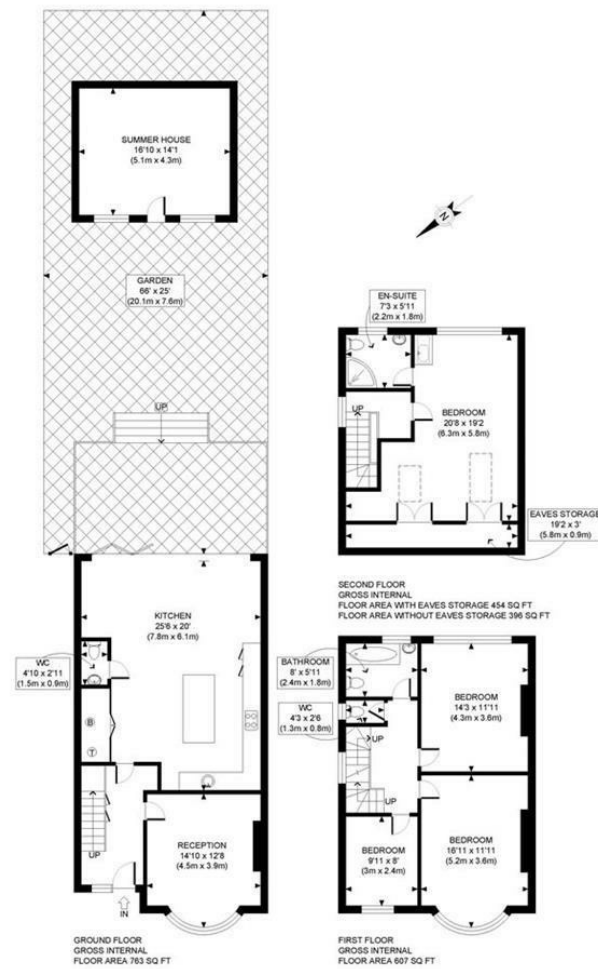
- 4 Bedrooms
- 2 Reception rooms
- 1,766 sqft
- Semi-detached
- Off street parking for 2 cars
- 66 ft Private garden
- Modern open plan kitchen/dinning area
- 2 Bathrooms
- Perfect family home

Do Better:

Acton
sales@astonrowe.co.uk

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

020 8992 3600



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE/SUMMER HOUSE: 2091 SQ FT/ 191 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE/SUMMER HOUSE: 1766 SQ FT/ 164 SQM

PROPERTY PHOTO PLANS CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 72 | 80 | | |

Energy Efficiency Rating scale: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
 Environmental Impact (CO₂) Rating scale: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).



Asking Price £1,150,000

**St. Dunstons Avenue, London W3
6QL**

- 1 Reception Rooms
- 4 Bedrooms
- 3 Bathrooms



The current owner says:

The property has great views over Friars Gardens and is in a fantastic location for the local shops, parks, schools and transport links.

A four bedroom semi-detached house, situated minutes walk from Acton Mainline Station. This family home offers over 1,766 sqft of accommodation with a modern and spectacular 25ft extended kitchen/diner and bi-fold doors leading to a secluded, landscaped 66 ft East facing garden with a summer house to the rear. The ground floor also features one large separate reception room with original wooden floors and downstairs WC. The first-floor comprises of three good size bedrooms, family bathroom and separate WC. The second floor comprises of one double bedroom and well-designed en-suite bathroom and great eaves storage. Other benefits include off street parking for two cars and benefits with great views over Friars Gardens. The property is an eight-minute walk to the new Elizabeth Line and moments from the vibrant cafe ' culture of Churchfield Road which offers a great selection of boutique shops, bars and eateries. Easy access to North Acton Underground Station (Central Line Zone 2) and M4,A40/M40 (Western Avenue) into central London and the West.

What's better:

A well presented four bedroom, semi-detached house with off street parking in Acton.

