

**Location:**

Acacia Road is ideally located nearby to an array of shops, cafes and bars on Churchfield Road and a 8 minute walk to Acton Mainline which benefits from the Elizabeth Line.

**Key points:**

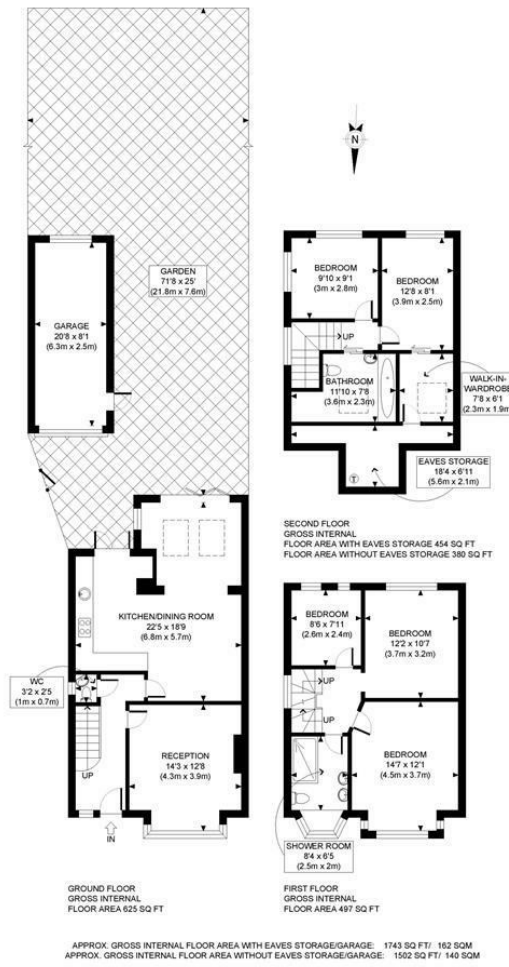
- 5 Bedrooms
- Detached house
- 71 ft South facing garden
- 2 Bathrooms
- 8 Minute walk to Acton Mainline (Elizabeth Line)
- Private garage
- Downstairs WC
- 1,743 sqft
- Closed and Landscaped front garden
- 12 Solar panels actively generating electricity

# Do Better:

Acton  
sales@astonrowe.co.uk

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

020 8992 3600



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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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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Asking Price £1,200,000

Acacia Road, London W3 6HB

- 2 Reception Rooms
- 5 Bedrooms
- 2 Bathrooms



## The current owner says:

The detached property benefits from a private garage, 71 ft South facing garden and is only a 8 minute walk to Acton Mainline station which benefits from the Elizabeth Line.

A wonderfully presented five bedroom detached family house, situated on one of Acton's premier residential roads on the periphery's of Poets Corner. This family home offers over 1,743 sqft (including eaves and garage) of accommodation and comprises of one large reception room with high ceilings, and a downstairs WC. A modern and spacious open plan kitchen/diner with bi-fold doors leading out on to a private mature 74 ft South facing garden with a private garage which could be perfect for working from home/gym. The first-floor homes a tasteful and well-designed family bathroom, two double bedrooms and single bedroom. The upper floor consists of another two double bedrooms with an additional family bathroom, walk in wardrobe and an abundance of eaves storage. This property has been fully refurbished throughout by the current owners and there is further room to extend on the ground floor to the rear S.T.P.P via Ealing Council. Moments from the vibrant café culture of Churchfield Road and a great selection of boutique shops, bars and eateries and a 8-minute walk to the new Elizabeth Line.

## What's better:

A wonderful five bedroom detached family home in W3.

