

Location:

The Approach is located a short distance to the A40 for road communications, East Acton Central line station and Westfield shopping centre.

Key points:

- 4 Double bedrooms
- 2,077 sqft
- 4 Bathrooms
- Utility room
- Air source heat pumps
- Modern house
- 12 minute walk to East Acton tube (Central line)
- 13 Minute walk to Acton Mainline station (Elizabeth line)
- Huge open plan kitchen/living area
- 74 ft private garden

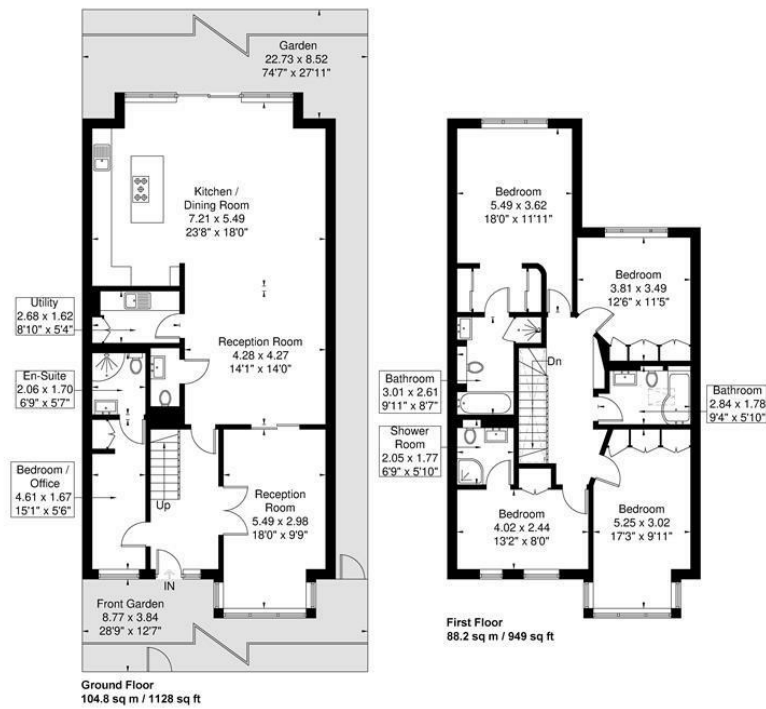
Do Better:

Acton
sales@astonrowe.co.uk

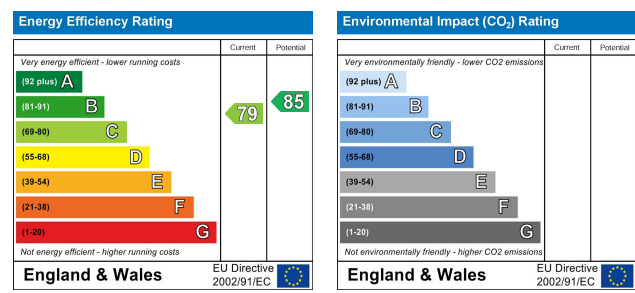
57-59 Churchfield Road,
Acton, London, W3 6AY

020 8992 3600

The Approach
Approximate Gross Internal Area = 193 sq m / 2077 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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Asking Price £1,200,000

The Approach, London W3 7PA

- 2 Reception Rooms
- 4 Bedrooms
- 4 Bathrooms



The current owner says:

This property has a large, and fully landscaped 74-ft garden. Also offers a huge net area of amenity space suitable for young families and for outdoor entertaining.

Welcome to this stunning new semi-detached house located in the sought-after area of Golf Links in Acton. This modern home boasts 2 reception rooms, 4 spacious bedrooms, and 4 beautifully designed bathrooms, offering ample space for comfortable living. With a generous 2,077 sq ft of living space, this property provides a perfect blend of contemporary design and functionality. The property's new age ensures that you will be the first to enjoy its modern amenities and stylish features.

Convenience is key with this property, as it is ideally situated just a 13-minute walk from Acton Mainline Station, which benefits from the Elizabeth Line, providing easy access to central London and beyond. Additionally, the East Acton tube station (Central line) is only a 12-minute walk away, offering further transport links. The house also features a utility room, office/bedroom adding to the practicality of the space, and a huge garden that provides a tranquil outdoor retreat in the heart of the city. Whether you enjoy gardening, entertaining, or simply relaxing outdoors, this garden offers endless possibilities.

Located close to local amenities, this property offers easy access to the A40 for convenient access in to Central London and further out West. And within walking distance to East Acton tube station and Westfield shopping centre. Offered to the market with no onward chain.

What's better:

A stunning modern family home in W3.

