

**Location:**

Twyford Avenue is a highly popular tree-lined residential road which is ideal for nearby transport and a number of local amenities between Acton and Ealing Common.

**Key points:**

- Four bedrooms
- Semi-detached
- Attractive period build
- 76 ft private rear garden
- Potential to extend (STPP)
- No onward chain

# Do Better:

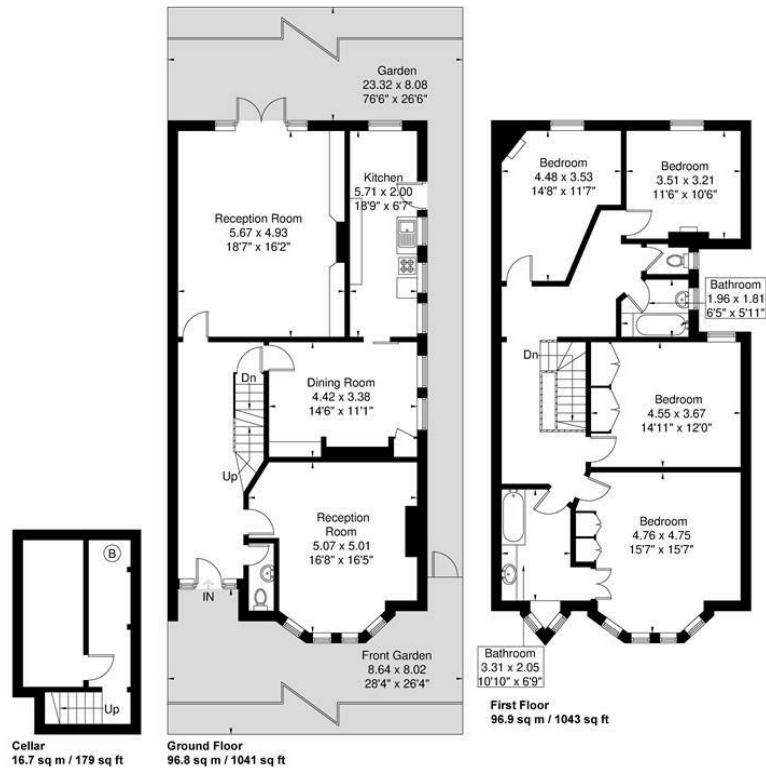
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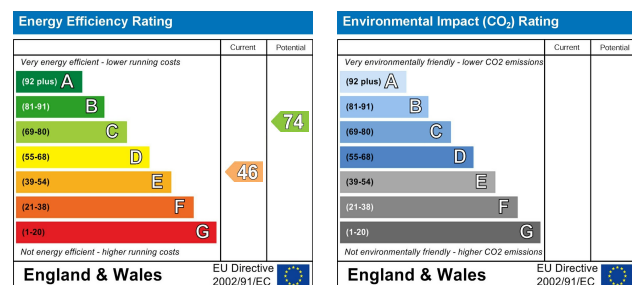
**Twyford Avenue**  
Approximate Gross Internal Area = 213.2 sq m / 2295 sq ft



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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**Price Guide £1,350,000**

**Twyford Avenue, London W3 9PZ**



- 2 Reception Rooms
- 5 Bedrooms
- 2 Bathrooms





The current owner says:

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

A generously proportioned four-bedroom, semi-detached house offering huge potential to modernise and extend.

From the wide and spacious entrance hallway, there is a front reception room with a large bay window providing an abundance of natural light. To the rear of the house is another reception room with a door opening out onto a mature 76ft+ garden. There is a further dining room and kitchen/breakfast room, a cloakroom and a stairway leading down into a cellar. The first floor offers four bedrooms, two bathrooms and a separate w/c.

The property offers ample potential to extend and modernise; perfect for someone looking to create a modern family home, specially designed to one's taste.

The property could also be of interest to developers as the road has a precedence for conversion into flats.

Square Footage: 2,295 sq ft – including cellar

Twyford Avenue is a highly popular tree lined residential road which is ideal for nearby transport and a number of local amenities. Ealing Common station is 0.4 miles providing the District and Piccadilly lines whilst West Acton station is half a mile away with the Central line. Along the Uxbridge Road are a number local shops and plenty of bus routes which include Westfield Shopping centre and Ealing Broadway. The Elizabeth Line (Crossrail Network) from Acton Mainline (1.1 miles) and Ealing Broadway (1.2 miles) with services beyond Canary Wharf via several central London stations and Heathrow Airport. The well regarded Twyford C of E High School is located nearby, with pupils aged 11-18 and has specialisms in music, science and languages.

What's better:

A generously proportioned four-bedroom, semi-detached house offering huge potential to modernise and extend.

