

**Location:**

Newton Avenue is a quiet tree-lined road, moments from the Ofsted outstanding Ark Priory Primary School and within half a mile of both South Acton and Acton Town stations offering excellent access into town.

**Key points:**

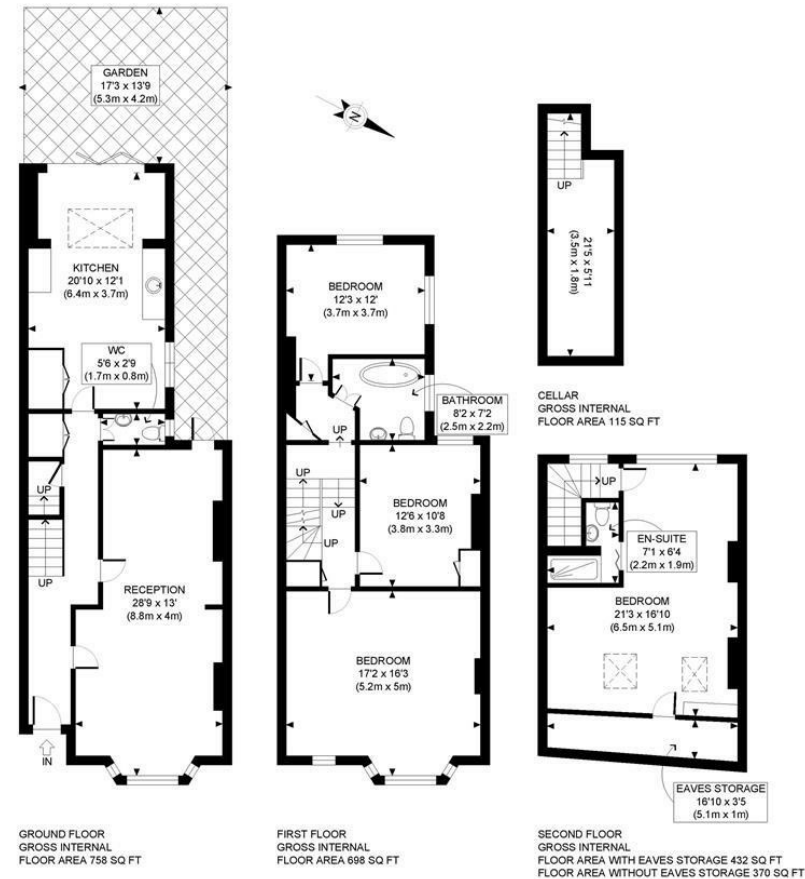
- Four bedrooms
- Two bathrooms
- Edwardian terraced house
- South West facing garden
- 2,003 Sq.ft / 186 Sq.m
- Potential to extend (STPP)
- Acton/Chiswick borders
- Ark Priory Academy nearby

**Do Better:**

**Acton**  
sales@astonrowe.co.uk

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

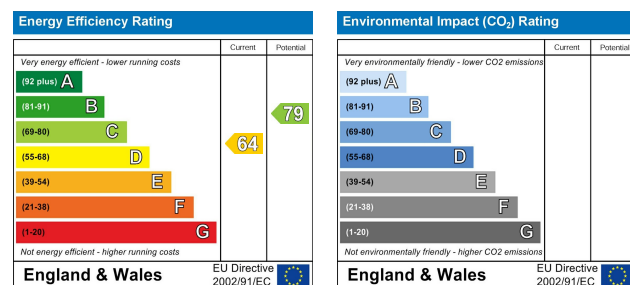
020 8992 3600



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2003 SQ FT/ 186 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1941 SQ FT/ 180 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.



**£1,175,000**

**Newton Avenue, London W3 8AL**

- 2 Reception Rooms
- 4 Bedrooms
- 2 Bathrooms





The current owner says:

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

A beautifully presented, four bedroom family home located on the popular Acton, Chiswick borders.

Upon entry, the entrance hall leads to a beautiful reception/dining room with an abundance of natural light from a stunning bay window. The room boasts fabulous high ceilings, a feature fireplace, and original wooden flooring. At the rear of the property is a w/c and the eat-in-kitchen with double doors that open to the south west facing garden, creating a beautifully light and spacious room. There are stairs leading down to a private cellar. The garden is surrounded by mature shrubs and trees, overall making great outdoor entertaining space.

On to the first floor, a bedroom looks out on the garden at the rear of the property. The principal bedroom is at the front of the house with a further bedroom adjacent and of a good size. There is a large family bathroom. The second floor houses another bedroom and a further sizeable bathroom.

There is potential to extend the side return subject to the necessary planning permission.

Square Footage: 2,003 sq ft - inc Eaves.

Newton Avenue is situated in South Acton, a quiet residential area on the borders of Chiswick. Acton is also nearby for everyday amenities, and there are wonderful boutique shops, bars and restaurants situated on Churchfield Road.

In terms of travel, Acton town (Piccadilly and District Line) is approximately 0.6 miles away, and the Overground service runs from South Acton Train Station (approximately 0.2 miles) (Richmond 12 minutes).

**What's better:**

**A beautifully presented, four bedroom family home located on the popular Acton, Chiswick borders.**

