

**Location:**

Acton Town underground and South Acton overground stations are nearby which offer great transport links in and out of the city.

**Key points:**

- Attractive Victorian 4-bedroom terraced home
- Two bathrooms (one en-suite)
- Offering potential to extend (STPP)
- 1,545 sq.ft / 143.5 sq.m
- 37ft+ rear garden

# Do Better:

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

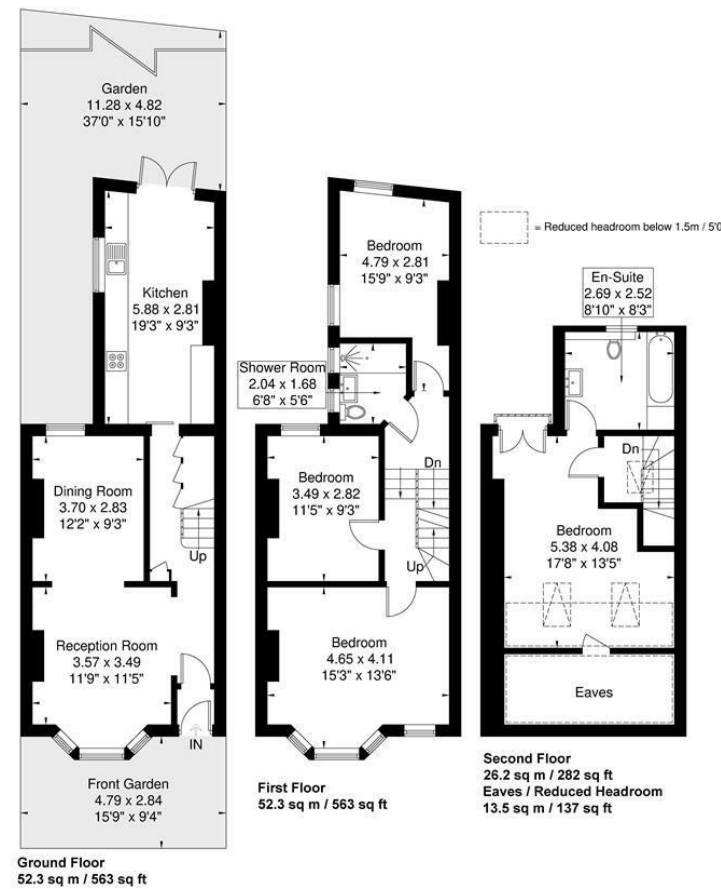
57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600



### Brouncker Road

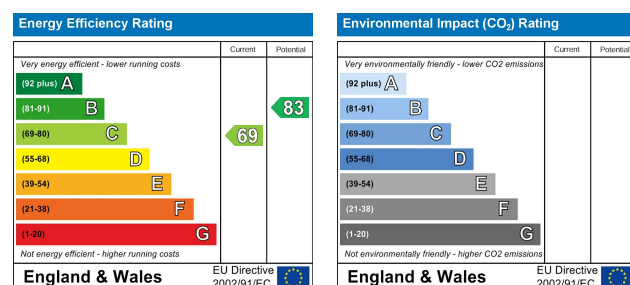
Approximate Gross Internal Area = 130.8 sq m / 1408 sq ft  
Eaves / Reduced Headroom = 12.7 sq m / 137 sq ft  
Total = 143.5 sq m / 1545 sq ft



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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## £1,175,000

## Brouncker Road, London W3 8AQ



- 2 Reception Rooms
- 4 Bedrooms
- 2 Bathrooms



The current owner says:

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

A beautifully presented four-bedroom family home located on a quiet, tree-lined road on the South Acton/Chiswick borders.

There is a huge living/dining room with a fireplace and wood burning stove, and a stunning, fully fitted, bespoke kitchen/breakfast room, with twin ovens, a Bora stove with integrated extractor, and French doors to the garden.

Upstairs, there are three spacious double bedrooms on the first floor and a bathroom with walk-in shower. There is a very large bedroom on the second floor plus a beautiful, large, en-suite tiled bathroom with shower.

Outside, there is approximately 40' of rear garden with a range of mature shrubs and flower borders and a bright, sunny aspect to the South. Conveniently located near Acton Town, South Acton, and Chiswick Park stations offering easy access to London, and close to both the A40 and M4 motorway for easy access to the West.

The property is close to Acton High Street and Churchfield Road, which offers a great selection of boutique shops, bars and eateries. The neighbouring area of Chiswick and the High Road with extensive cafes, bars and restaurants are also within easy walking distance.

Residents enjoy tranquil, residential living in an area surrounded by plenty of green spaces including the leafy South Acton park at the end of the road, and nearby Gunnersbury Park. Local schools offer high quality education, both primary and secondary, and a diverse community reflects the array of international cuisines available.

**What's better:**

**A beautifully presented four-bedroom family home located on a quiet, tree-lined road on the South Acton/Chiswick borders.**

