Location:

Moments from the vibrant café culture of Churchfield Road and a great selection of boutique shops, bars and eateries. The property is a 13 minute walk from the new Crossrail station/Elizabeth Line at Acton Mainline Station. Local schools include St Vincent's (RC) Primary, The Japanese School and Twyford (C of E) High.

Key points:

- Four bedrooms
- Three bathrooms (two en-suite)
- Semi-detached
- Off-street parking for two cars
- 100ft+ rear garden
- Further potential to extend (STPP)
- No onward chain
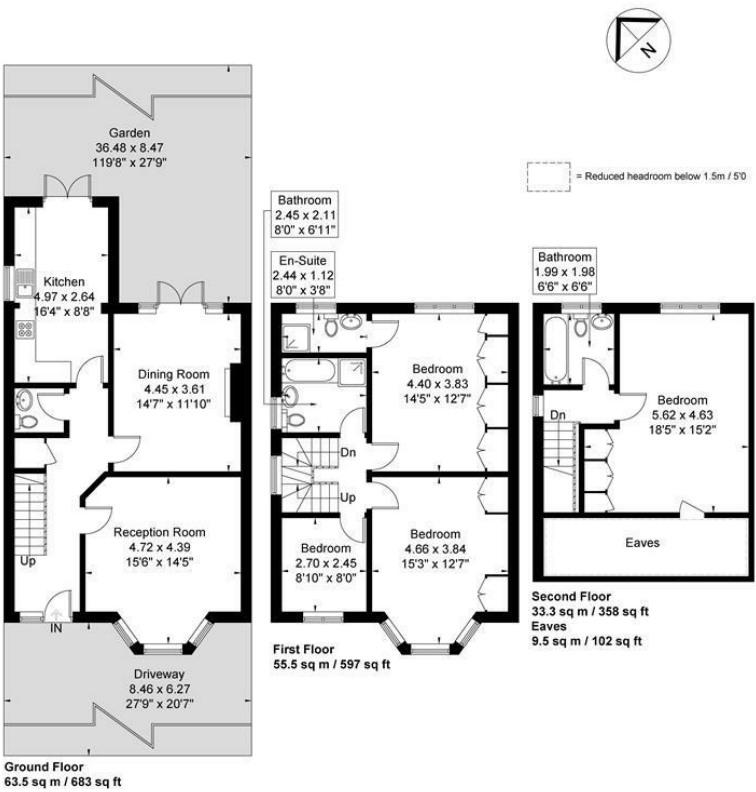- ***Guide Price: £1,000,000 - £1,100,000****

Do Better:

Acton
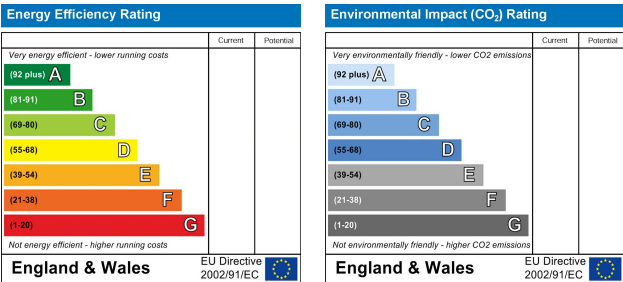sales@astonrowe.co.uk

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

020 8992 3600

AR Aston Rowe

Offers Over £1,000,000

Creswick Road, London W3 9HG

2 Reception Rooms
4 Bedrooms
3 Bathrooms

Creswick Road

Approximate Gross Internal Area = 152.3 sq m / 1638 sq ft
Eaves / Reduced Headroom = 9.5 sq m / 102 sq ft
Total = 161.8 sq m / 1740 sq ft

= Reduced headroom below 1.5m / 5'0

Garden
36.48 x 8.47
119'8" x 27'9"

Kitchen
4.97 x 2.64
16'4" x 8'8"

Dining Room
4.45 x 3.61
14'7" x 11'10"

Reception Room
4.72 x 4.39
15'6" x 14'5"

Driveway
8.46 x 6.27
27'9" x 20'7"

Ground Floor
63.5 sq m / 683 sq ft

Bathroom
2.45 x 2.11
8'0" x 6'11"

En-Suite
2.44 x 1.12
8'0" x 3'8"

Bedroom
4.40 x 3.83
14'5" x 12'7"

Bedroom
2.70 x 2.45
8'10" x 8'0"

Bedroom
4.66 x 3.84
15'3" x 12'7"

First Floor
55.5 sq m / 597 sq ft

Bathroom
1.99 x 1.98
6'6" x 6'6"

Bedroom
5.62 x 4.63
18'5" x 15'2"

Eaves

Second Floor
33.3 sq m / 358 sq ft
Eaves
9.5 sq m / 102 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

A well proportioned four bedroom, semi-detached house in Acton.

The property offers spacious accommodation over three floors and benefits from a 100ft+long rear garden and off-street parking for two cars.

Moments from the vibrant café culture of Churchfield Road and a great selection of boutique shops, bars and eateries. The property is a 13 minute walk from the new Crossrail station/Elizabeth Line at Acton Mainline Station.

Local schools include St Vincent's (RC) Primary, The Japanese School and Twyford (C of E) High.

Please note that the photographs seen are from when the property was previously marketed for let and will be updated in due course

What's better:

A large four bedroom semi-detached home in Acton