#### **Location:**

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

#### **Key points:**

- Three bedroom terraced house
- Offering ample potential to remodel and extend (STPP)
- 1,096 Sq.ft / 102 Sq.m
- C. 30 ft rear garden
- Freehold
- · Chain free

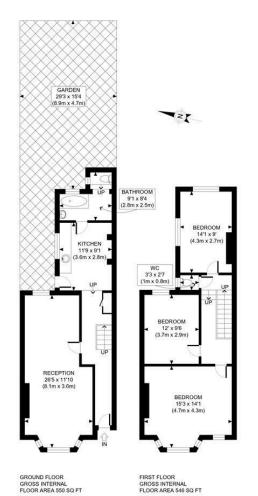
# Do Better:

#### Acton

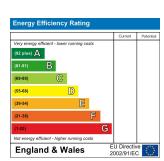
sales@astonrowe.co.uk

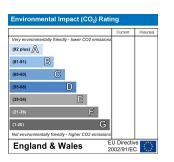
57-59 Churchfield Road, Acton, London, W3 6AY

020 8992 3600



### PROPERTY PHOT PLANS COUK

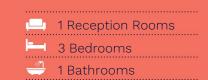






Offers Over £850,000

Brouncker Road, London W3 8AQ





A charming three bedroom house, offering ample potential and located on a quiet tree-lined road on the South Acton/Chiswick borders.

The property comprises a double reception room, kitchen diner and bathroom. The private rear garden stretches over c. 30ft. The first floor offers three bedrooms and another w/c.

The ground floor offers excellent potential to remodel and extend to create a large open-plan kitchen/diner as many of the neighbouring houses have done. There is also potential to extend into the loft space, to create a fifth bedroom and second bathroom. Subject to the usual planning consents required.

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.

The current owner says:

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

## What's better:

A charming three bedroom house, offering ample potential and located on a quiet tree-lined road on the South Acton/Chiswick borders.









