

**Location:**

Lexden Road is located within a 17 minute walk of Acton Main Line, the Crossrail station, giving direct access to central London on the Elizabeth Line, along with National Rail connections. It's also a short walk from Acton Town station for the Piccadilly Line and Ealing Common for the District and Piccadilly Lines.

**Key points:**

- Fully refurbished family home
- 4 Bedrooms
- 3 Bathrooms
- South facing landscaped garden
- 1,718 Sqft
- Has planning permission for a dropped curb for off street parking
- Walking distance to Acton Town tube station (Piccadilly and District Lines.)
- No onward chain

# Do Better:

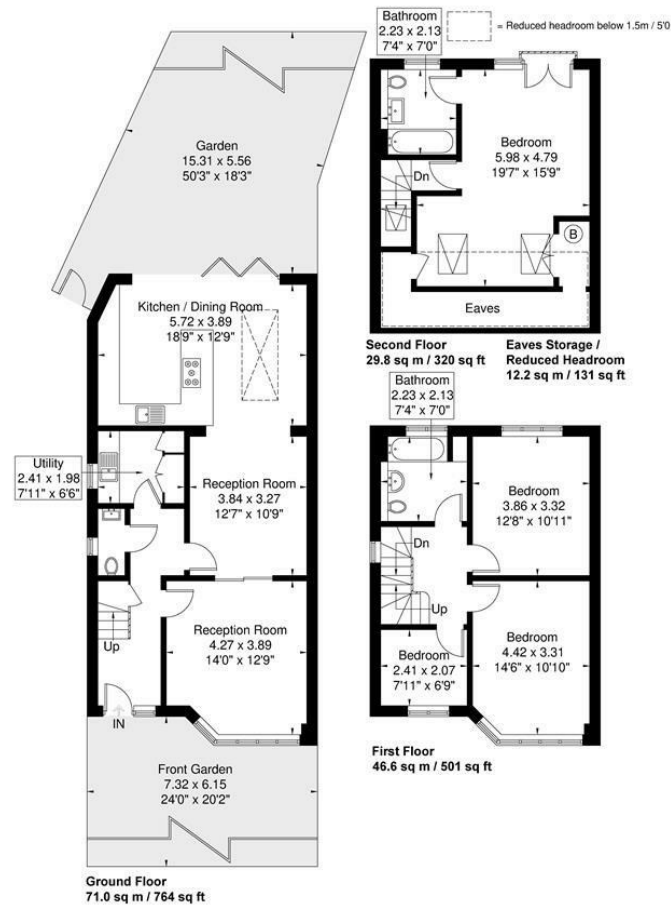
**Acton**  
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Acton, London, W3 6AY

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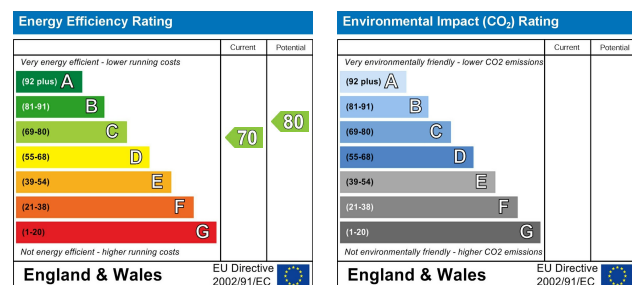
**Lexden Road**  
 Approximate Gross Internal Area = 147.4 sq m / 1587 sq ft  
 Eaves Storage / Reduced Headroom = 12.2 sq m / 131 sq ft  
 Total = 159.6 sq m / 1718 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale. © www.perspective.co.uk

**Asking Price £1,250,000**

**Lexden Road, London W3 9NZ**



- 2 Reception Rooms
- 4 Bedrooms
- 3 Bathrooms

The current owner says:

**This property is perfectly arranged for a growing family who are looking for good room proportions, large entertaining space and an expansive South facing garden, moments from the Acton Town tube station.**

A beautifully presented four-bedroom semi-detached house, situated on one of Acton's premier residential roads. This family home offers over 1,718 sqft (including eaves storages and reduced head height) and comprises two large reception rooms with engineered wood floors, high ceilings, and a downstairs W/C with separate utility room.

A modern open-plan shaker-style kitchen offers a spectacular and spacious kitchen/diner with floor-to-ceiling bi-fold doors leading out to a south-facing landscaped 50ft rear garden.

The first floor houses the tasteful and well-designed family bathroom, two double bedrooms and single/office room. The upper floor comprises a spacious double bedroom with en-suite bathroom, juliet balcony and excellent eaves storage throughout. Offered to the market with no onward chain.

Lexden Road is moments' walk from Churchfield Road, offering a vibrant café culture and a great selection of boutique shops, bars, and eateries. Transport links include Acton Town Underground and Acton Mainline Station for the new Elizabeth line.



What's better:

**A stunning 4 bedroom semi-detached home in W3.**

