

Location:

Eastbourne Avenue is a quiet residential road located close by to the amenities of Churchfield Road, with both Acton Central and Acton Mainline Station within short walking distance.

Key points:

- 3 Bedrooms
- 2 Reception rooms
- 6 Minute walk to Acton Mainline (Elizabeth Line)
- 1,249 sqft
- 2 Bathrooms
- Potential to extend in to the loft S.T.P.P via Ealing Council
- Perfect family home
- 48 ft West Facing garden

Do Better:

AR **Aston**
Rowe

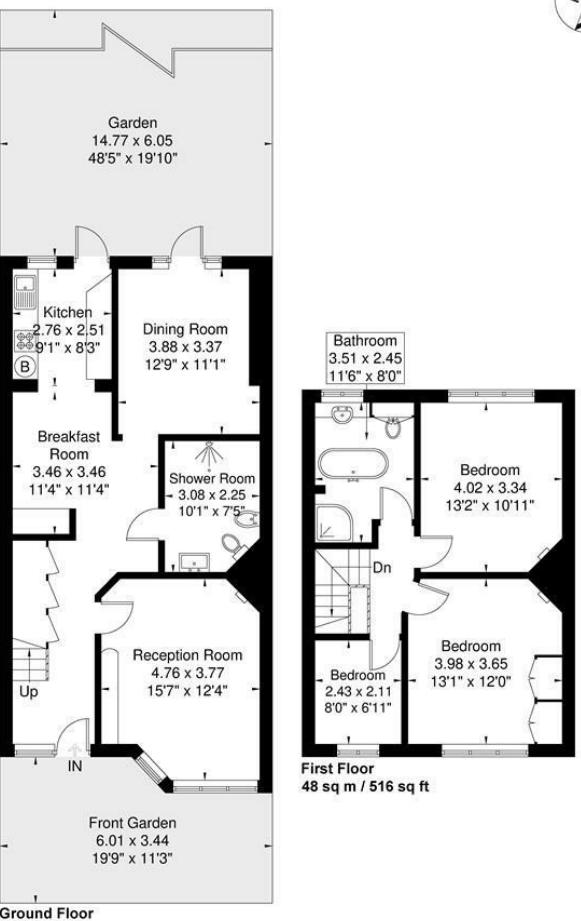
Acton

sales@astonrowe.co.uk

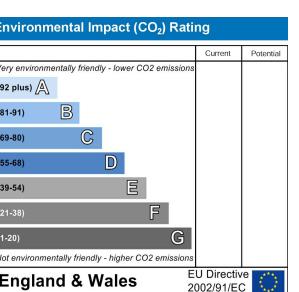
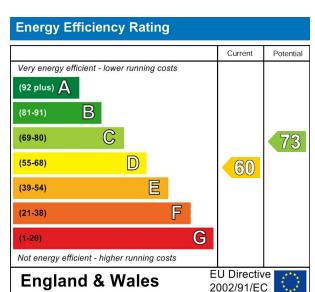
57-59 Churchfield Road,
Acton, London, W3 6AY

020 8992 3600

Eastbourne Avenue
Approximate Gross Internal Area = 116.1 sq m / 1249 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.prspective.co.uk



Asking Price £850,000

Eastbourne Avenue, London W3 6JR

- 2 Reception Rooms
- 3 Bedrooms
- 2 Bathrooms



What's better:

A three bedroom terraced home in W3
minutes walk from Elizabeth Line.



A three-bedroom terraced house situated on one of Acton's tree-lined residential roads, on the peripheries of Poets Corner. This charming family home offers over 1,249 sq ft of accommodation, with plenty of potential to modernise and add value.

The ground floor comprises two generous reception rooms with fireplaces, high ceilings, and original wooden floors, as well as a separate kitchen and dining area, and a downstairs WC with shower room. Patio doors from the kitchen lead out to a beautiful 48ft west-facing garden, perfect for outdoor entertaining and family living.

Upstairs, the first floor offers a well-proportioned family bathroom, two large double bedrooms, and a smaller third bedroom. There is also potential to extend into the loft (STPP via Ealing Council) to create an additional bedroom and bathroom.

While the property would benefit from some refurbishment and modernisation, it retains a wealth of character and charm.

Located just a six-minute walk from the new Elizabeth Line and moments from the vibrant café culture of Churchfield Road, which offers an excellent selection of boutique shops, bars, and eateries, this is a fantastic opportunity to create a beautiful family home in one of Acton's most sought-after areas.

The current owner says:

This property is perfectly arranged for a growing family who are looking for good room proportions and an expansive 48ft West facing garden, moments from the Elizabeth Line.