



Valetta Road, Acton, W3 7TW

welcome to

Valetta Road, Acton

An Edwardian four bedroom family home which has been tastefully and thoughtfully reconfigured and refurbished to a remarkable standard while retaining an abundance of charm and character including original fireplaces, high ceilings and bay windows. Further benefits include a downstairs WC, double reception room, open plan kitchen/dining room measuring approx.28'1 x 15'11 with bi-fold doors leading you out onto a mature rear garden with a home office and garage, big enough for a motorbike or storage to the rear. To the first floor, there are three bedrooms, one of which has built in wardrobes and an en-suite and another bedroom in the second floor with another en-suite.

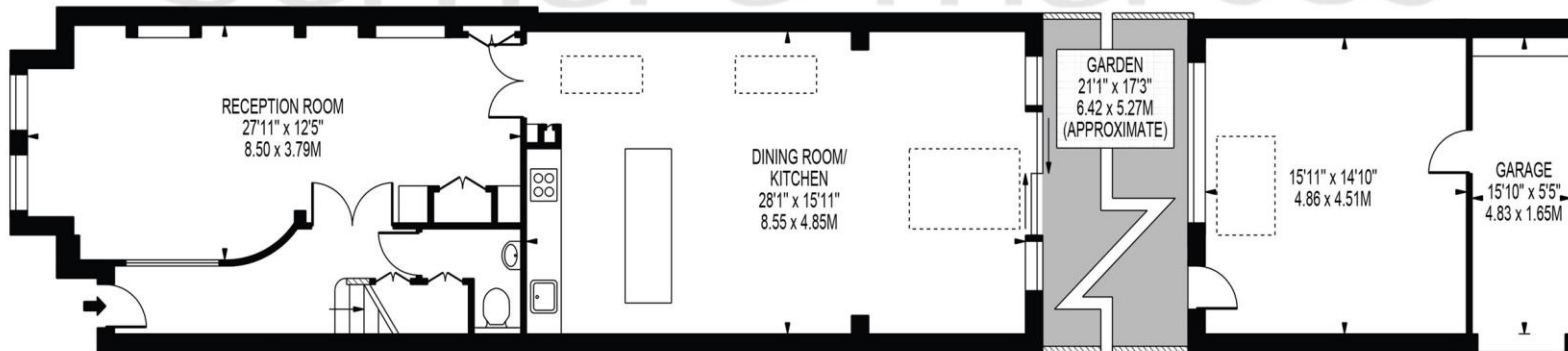
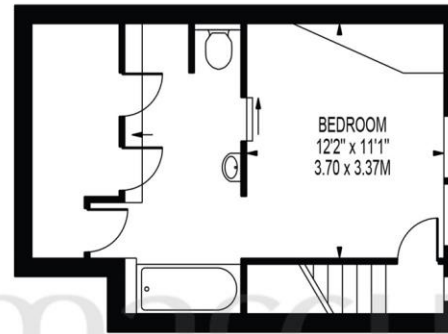
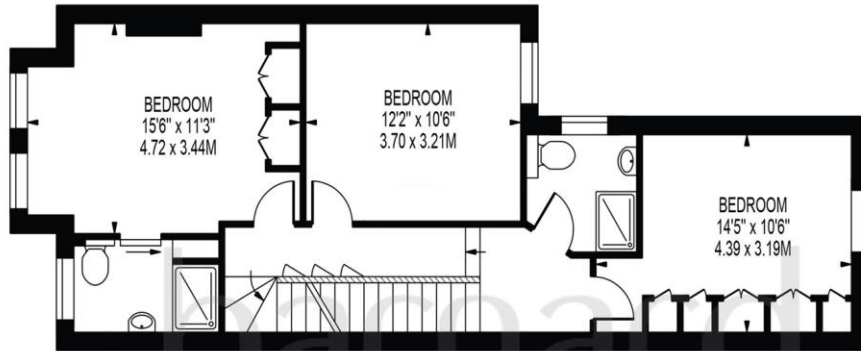
Valetta Road is quiet and friendly street, a few minutes walk from the ever improving shops and cafes of Askew Road. Wendell Park and good local primary schools are close by, as are the transport hubs of Hammersmith and Westfield. The 607 bus route east along Uxbridge Road provides the fastest access to the Central Line tube and Stamford Brook or Turnham Green Terrace tubes are an approximate 10 to 15 minute walk.



VALETTA ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1860 SQ FT - 172.76 SQ M
(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 326 SQ FT - 30.24 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Valetta Road, Acton

- Four bedroom family home
- Open plan kitchen/dining room
- Three bathrooms & a separate WC
- Thoughtfully & tastefully reconfigured and refurbished to a very high standard throughout
- Double reception room

Tenure: Freehold EPC Rating: Awaited

£1,550,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CSW105313 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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