



18 Old Oak Common Lane  
Acton  
London  
W3 7EL  
T 020 8749 9798  
E sales@churchillmathesons.com  
www.churchillmathesons.com

Churchill&Mathesons

Bowes Road, London, W3 7AB

Asking Price £1,100,000 Freehold



KEY FEATURES:

- SEMI-DETACHED
- 1695 SQFT
- 4 BEDROOMS
- 2 BATHROOMS
- 2 RECEPTIONS
- 81FT SOUTH FACING GARDEN
- WOODERN
- GARDEN COTTAGE
- PERFECT LOCATION

FAMILY HOME WITH 81ft SOUTH FACING GARDEN

Found on Bowes Road, Acton, W3, London, this well decorated 1,695 sq ft, house with front and back garden found in a great location is ideal for families or those seeking generous living space. The property is in good condition and boasts 2 inviting reception rooms that provides ample space for entertaining guests. The galley kitchen can easily be incorporate into the living room that leads out onto a wooden patio and south facing garden with a cottage/shed.

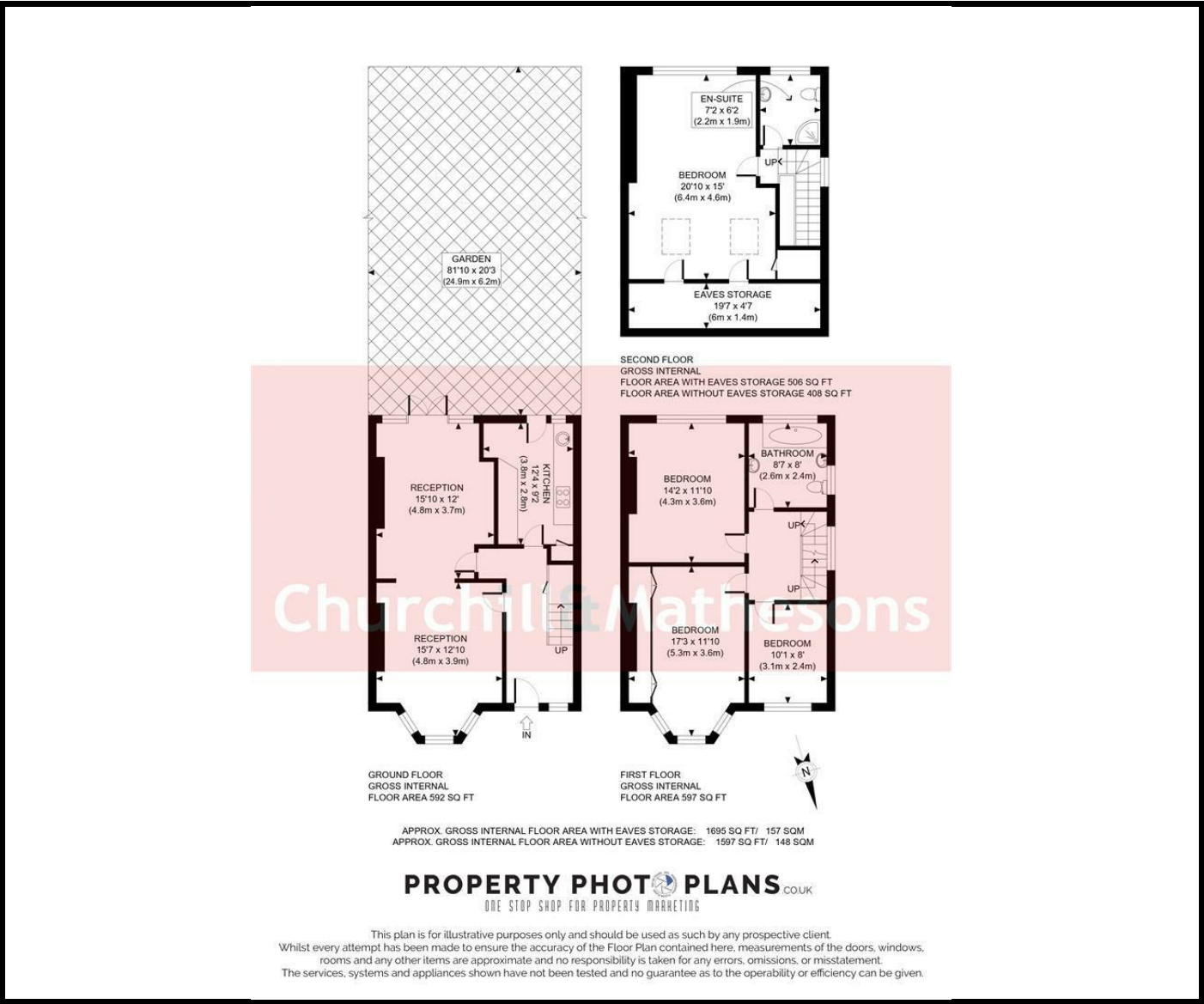
The house features 3 well-proportioned bedrooms and a single upstairs, ensuring that everyone has their own space and 2 modern bathrooms (MES),

This property is not just a house; it is a home that promises warmth and a welcoming atmosphere. Its location on Bowes Road places it within easy reach of local amenities, parks, and excellent transport links, making it a convenient choice for both work and leisure.

Whether you are looking to settle down in a vibrant community or seeking a spacious abode in the heart of London, this property is sure to meet your needs. Do not miss the opportunity to make this lovely house your new home.

Go to [www.churchillmathesons.com](http://www.churchillmathesons.com) to view 3 similar homes in the same price range.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.