

**Location:**

Excellent transport connections are nearby including Acton Central, Acton Main Line (Elizabeth Line), and East Acton stations, together with a number of highly regarded local schools and green open spaces.

**Key points:**

- Rare end-of-terrace home in sought-after Poets Corner
- Prominent corner plot with exceptional wraparound garden and open outlook
- Four bedrooms, Two bathrooms
- 1,868 sq.ft / 173.6 sq.m
- Moments from Churchfield Road and excellent transport links

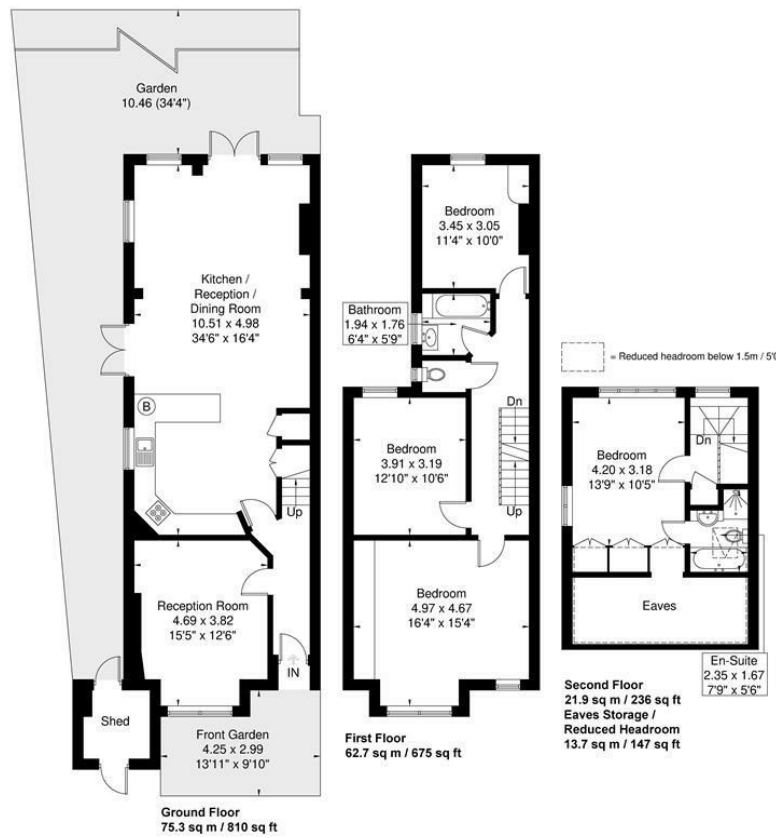
# Do Better:

**Acton**  
sales@astonrowe.co.uk

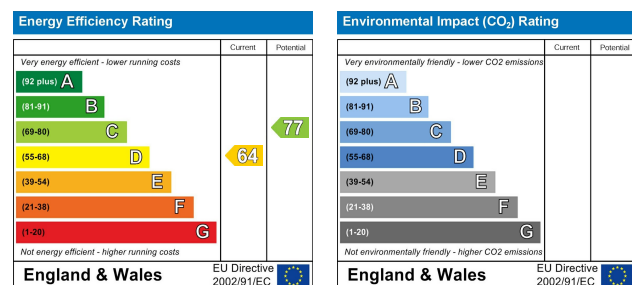
57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600

**Chaucer Road**  
Approximate Gross Internal Area = 159.9 sq m / 1721 sq ft  
Eaves Storage / Reduced Headroom = 13.7 sq m / 147 sq ft  
Total = 173.6 sq m / 1868 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 £1,250,000**

**Chaucer Road, London W3 6DP**

- 2 Reception Rooms
- 4 Bedrooms
- 2 Bathrooms

The current owner says:

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

A rare opportunity to acquire this substantial end-of-terrace family home within the highly sought-after Poets Corner area of Acton.

Positioned on a prominent corner plot with an unusually large wraparound garden, the property enjoys an open and secluded outlook rarely found in the area, offering excellent natural light throughout and exciting scope for buyers to modernise and create a home to their own specification.

The ground floor comprises a front reception room and an open-plan kitchen/living area, both enjoying access to the rear garden via two separate points, creating a seamless indoor-outdoor flow. The first floor offers three well-proportioned bedrooms and a family bathroom. The second and top floor offers a further double bedroom and second bathroom (en-suite).

What truly sets this home apart is the exceptional size and positioning of the plot. The wraparound garden creates a wonderful sense of space and privacy, while the end-of-terrace setting affords a more open aspect rarely available within Poets Corner. Opportunities of this nature seldom come to market.

Chaucer Road is one of Poets Corner's most desirable tree-lined residential streets, ideally positioned moments from the vibrant amenities of Churchfield Road, renowned for its independent cafés, restaurants, and boutiques. Excellent transport connections are nearby including Acton Central, Acton Main Line (Elizabeth Line), and East Acton stations, together with a number of highly regarded local schools and green open spaces.



### What's better:

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