

**Location:**

Nemoure Road is ideally located moments from a number of popular schools and parks. Transport links include Acton Mainline (Elizabeth Line) and Acton Central (Overground) stations. Churchfield Road offers a vibrant café culture and has a great selection of boutique shops, bars and eateries.

**Key points:**

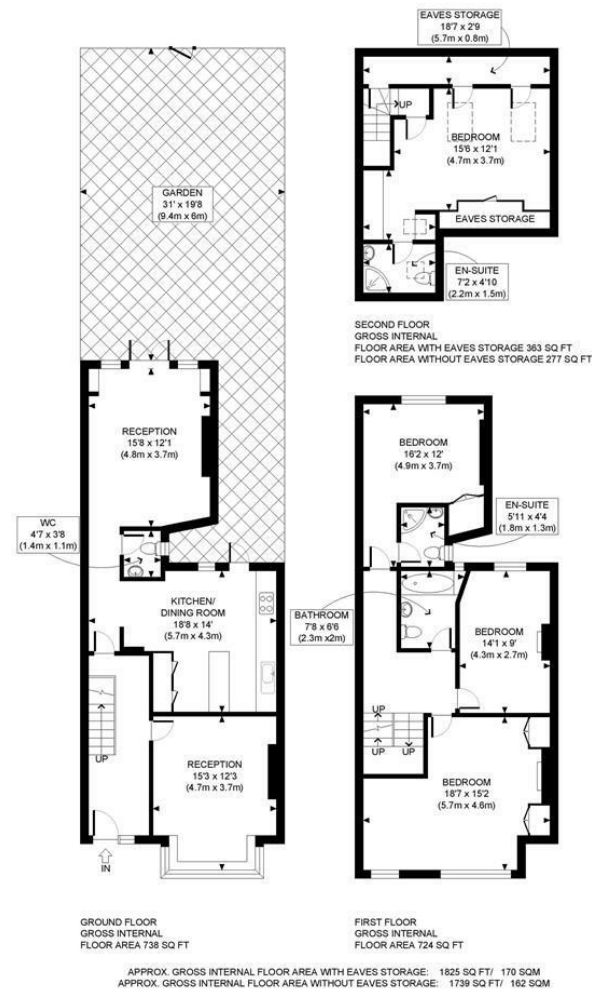
- 4 Double bedrooms
- 1,825 sqft (Including reduced head height)
- 2 Reception rooms
- 31 ft South facing garden
- 3 Bathrooms
- Downstairs W/C
- Back gate access to Highlands Avenue
- Potential to extend to do a side return S.T.P.P via Ealing Council
- 11 Minute walk to Acton Mainline station (Elizabeth Line)

# Do Better:

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

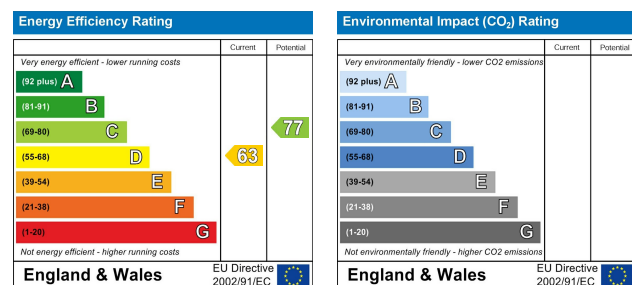
57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS



**Asking Price £1,250,000**

**Nemoure Road, Acton W3 6NZ**

- 2 Reception Rooms
- 4 Bedrooms
- 3 Bathrooms



**The current owner says:**

**The property also offers excellent potential to extend with a full side return extension to the rear, subject to the usual planning permissions (STPP) via Ealing Council.**

A well-presented four-bedroom, three-bathroom terraced family home located on a quiet, tree-lined road in Acton. Ideal for a large or growing family, the property offers approximately 1,825 sq ft of accommodation (including areas of reduced head height).

The ground floor comprises a separate reception room to the front with high ceilings, currently arranged as a formal living room. To the middle of the house, there is a modern open-plan kitchen and dining area, along with a downstairs WC. The second reception room is positioned to the rear and creates an excellent family and entertaining space, with large, light-filled patio doors leading directly onto a beautifully landscaped, south-facing 31 ft garden. The garden also benefits from rear access via a gate leading onto Highlands Avenue. The first floor offers a spacious principal bedroom to the front, along with two further well-proportioned double bedrooms, with the rear bedroom benefiting from an en-suite. A family bathroom completes this floor.

The upper floor comprises the fourth bedroom with its own en-suite and useful eaves storage.

Nemours Road is within walking distance of the vibrant café culture of Churchfield Road, which offers a fantastic selection of boutique shops, bars, and eateries. The nearest transport links include Acton Main Line (Elizabeth Line), approximately an 11-minute walk away, Acton Town station (Piccadilly and District lines), and Acton Central station (London Overground).

**What's better:**

**A beautifully presented four bedroom, three bathroom family home in Acton.**

