

**Location:**

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

**Key points:**

- 5 Bedrooms
- End Terraced
- 2 Bathrooms
- 49ft Private garden
- 2,173 Sqft (Including eaves and reduced head height)
- Family home in Poets Corner
- Walking distance to Churchfield Road
- Downstairs W/C
- Potential to extend to side S.T.P.P via Ealing Council

# Do Better:

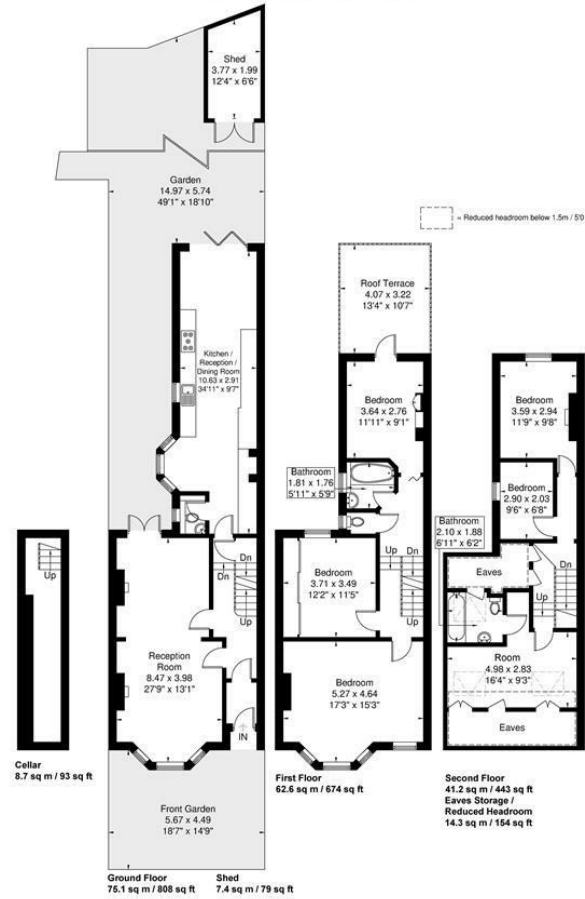
**Acton**  
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57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600



**Maldon Road**  
 Approximate Gross Internal Area = 187.6 sq m / 2019 sq ft  
 Eaves Storage / Reduced Headroom = 14.3 sq m / 154 sq ft  
 Shed = 7.4 sq m / 79 sq ft  
 Total = 209.3 sq m / 2252 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.  
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**Offers Over £1,250,000**

**Maldon Road, London W3 6SZ**

Energy Efficiency Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

- 2 Reception Rooms
- 5 Bedrooms
- 1 Bathrooms

## The current owner says:

**Maldon Road is moments walk from the amenities of Churchfield Road while also being within short walking distance of both Acton Central and Acton Mainline Stations for Overground and Elizabeth lines.**

A charming five-bedroom end-terraced house, situated on one of Acton's most desirable roads in the heart of Poets Corner.

The property extends to 2,173 sq. ft. (including eaves storage and areas with reduced head height) and is arranged over three floors. The ground floor features a double reception room, a W/C, and a spacious open-plan kitchen/living area leading out to a 49 ft east-facing garden.

On the first floor, the property benefits from a family bathroom with a separate W/C, as well as three generous double bedrooms, one of which has access to a roof terrace overlooking the private garden.

The second floor offers two additional bedrooms and excellent eaves storage.

Additional benefits include a cellar, scope to upgrade and modernise to suit individual tastes, and potential to extend to the side on the ground floor, subject to planning permission from Ealing Council.

Ideally positioned just an 11-minute walk from the Elizabeth Line, the property is also moments from the vibrant café culture of Churchfield Road, renowned for its boutique shops, bars, and eateries. It further benefits from easy access to London Underground (Central Line, Zone 2), as well as major road links including the M4, A40, and M40, providing convenient connections into and out of London.



## What's better:

**This large family home is only a 11 minute walk to Acton Mainline which benefits from the Elizabeth Line.**

